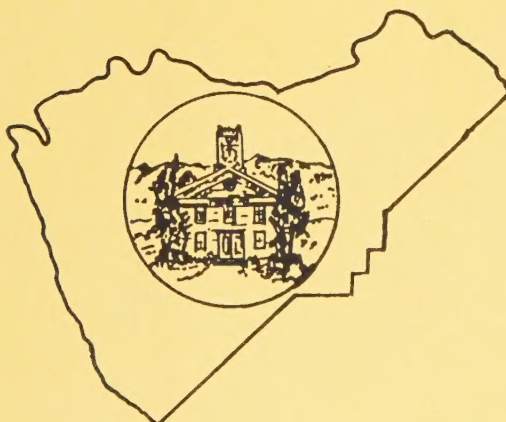


MARIPOSA COUNTY CALIFORNIA

COULTERVILLE
TOWN PLANNING AREA
SPECIFIC PLAN
AND FINAL
ENVIRONMENTAL IMPACT REPORT
ADOPTED 11/12/80
AMENDED 2/19/91

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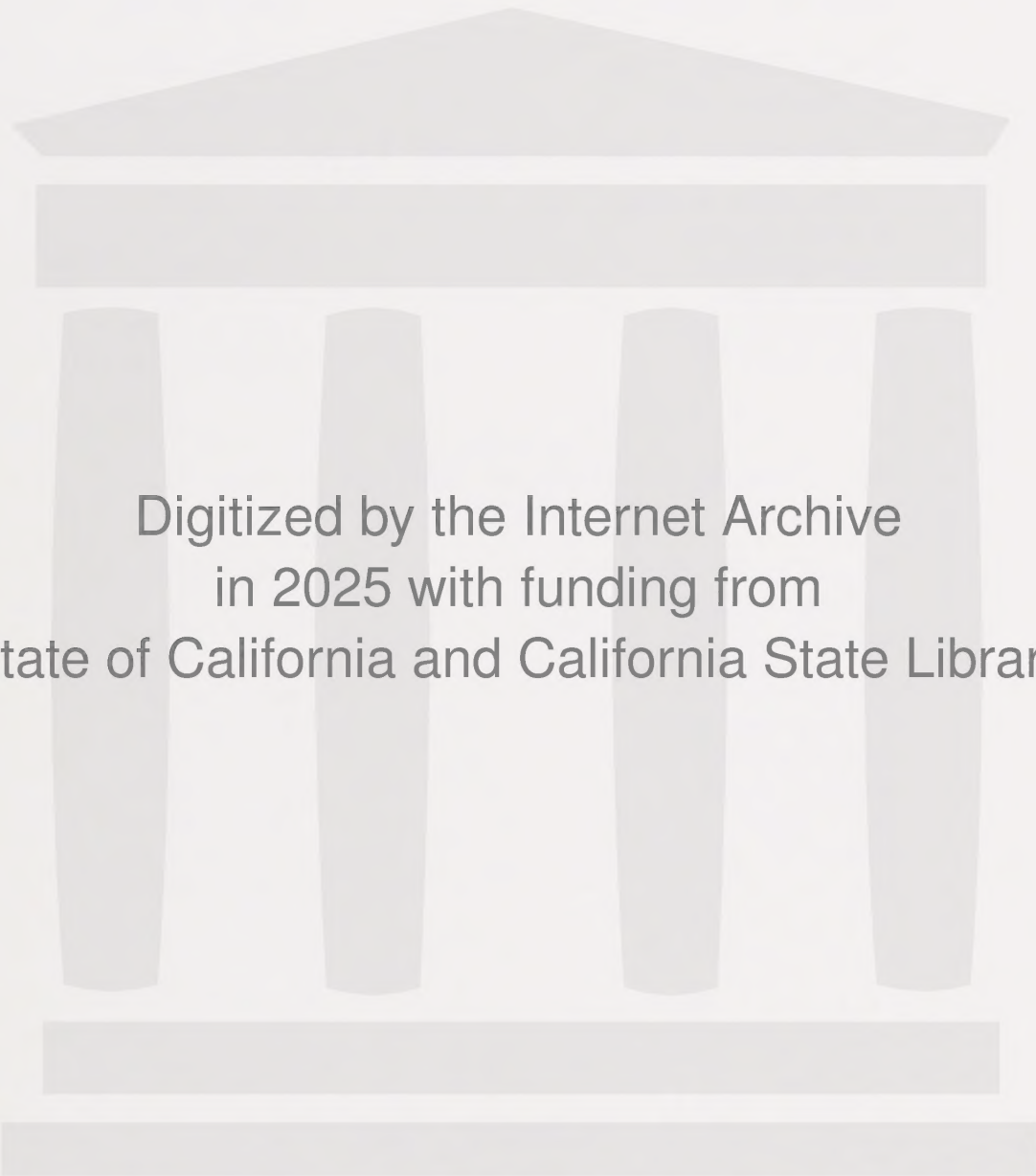
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COULTERVILLE COMMUNITY
SPECIFIC PLAN

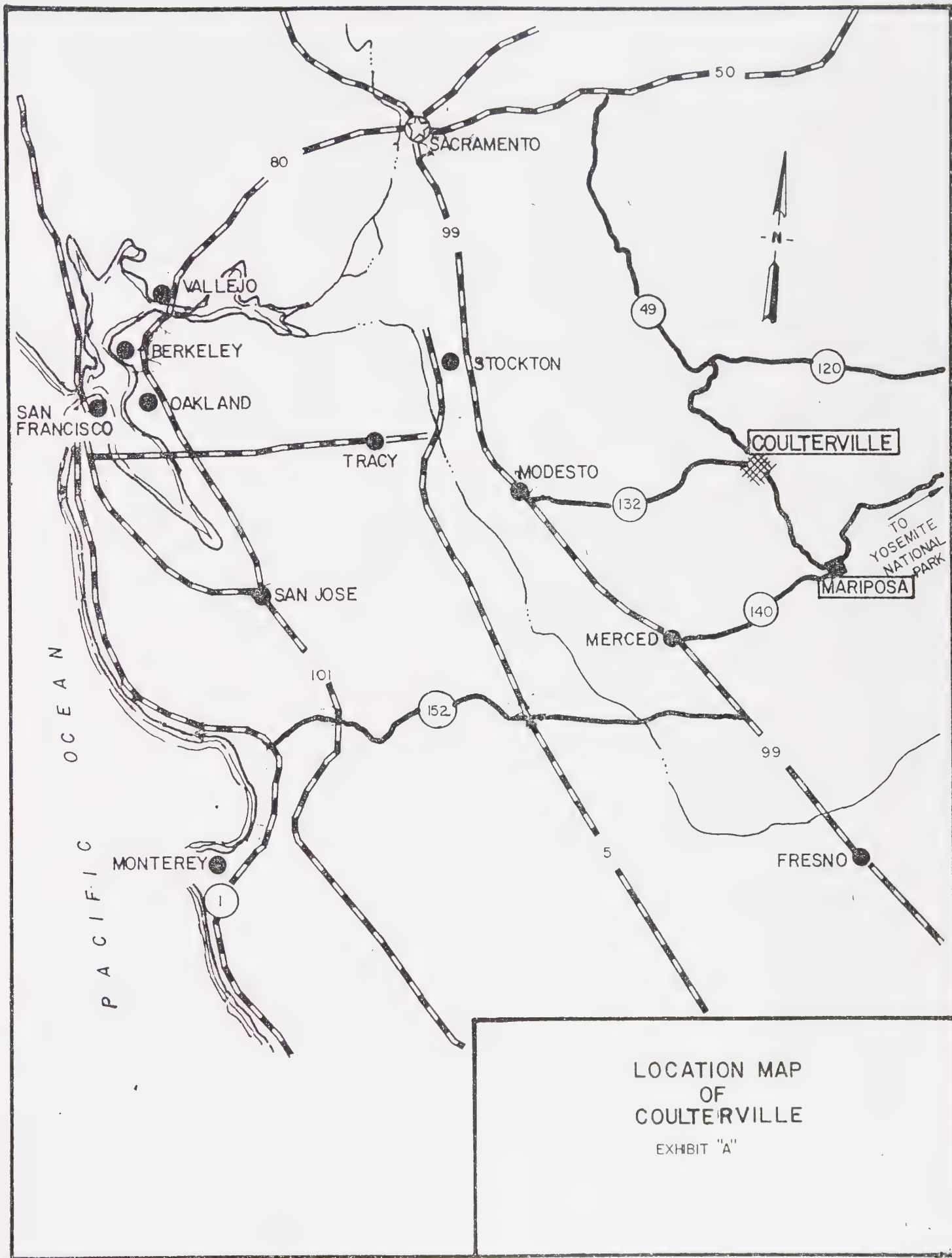
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COULTERVILLE COMMUNITY SPECIFIC PLAN

I. INTRODUCTION AND BACKGROUND

On February 14, 1978, the Mariposa County General Plan was adopted establishing the Town Planning Area of Coulterville. The Mariposa County Planning Commission, in order to provide for community level as well as county wide planning policies, directed that a specific plan be developed for the community of Coulterville. It was determined by the commission adequate planning policies at the community level could only be developed by the residents of that community. During April of 1978, the Mariposa County Board of Supervisors adopted Resolution 78-73 which established the Coulterville Community Planning Council. The Coulterville CPAC was charged with the responsibility of developing recommendations on planning policies for the community.

The Coulterville Community Planning Council, through a series of public meetings, reviewed and discussed major issues and concerns of the residents of the community regarding development within and adjacent to the townsite boundaries. Of overriding concern in the community was the soon to be completed water and sewer system. This facility, after over six years of development, was to become operational in early 1979 thus ending a long standing moratorium on construction within the townsite. It was anticipated that the completion of this system would spark a development boom in the community which was needed to finance the \$1.7 million project but could result in degrading the residential and commercial environment of the townsite if not guided by some rational planning program.

The Coulterville Planning Area, of approximately 194 acres in area, was originally established as a mining camp in the 1850's. The Community is located in the northwestern portion of Mariposa County and is the largest community north of the Merced River within the County boundaries. Situated at the intersection of State Highway 132 and 49, the community lies in a valley drained by Maxwell Creek, a tributary of Lake McClure.

II. PLAN ORGANIZATION AND SCOPE

This Community Plan was developed as a specific plan as provided for under Government Code Section 65450 through 65553 and is to be adopted as a supportive planning document to the Mariposa County General Plan. This plan is intended to apply to that area of the county designated as the Coulterville Community Planning Area as described in the Mariposa County General Plan with specific boundaries delineated on Exhibit E herein. This plan contains such detailed regulations, conditions, programs and proposed legislation which is necessary and convenient for the systematic implementation of the Mariposa County General Plan. This plan is to be used as a long term development guide for the community of Coulterville, an unincorporated community of the County of Mariposa.

This plan incorporates all Environmental Impact Report requirements as prescribed by the California Environmental Quality Act (CEQA), and such Mariposa County regulations established pursuant thereto. This plan includes information on the environmental setting, environmental constraints, planning alternatives, mitigating measures, and such other informational requirements of CEQA. As a Planning Document, sections are developed that describe community issues and opportunities, goals and objectives of a short and long term nature, in addition to principals and policies for plan administration and implementation. All information and policies contained in this plan is intended to be utilized as a supplement to the Mariposa County General Plan and its Environmental Impact Report as adopted.

III. ENVIRONMENTAL SETTING

A. LOCATION-REGIONAL TRANSPORTATION

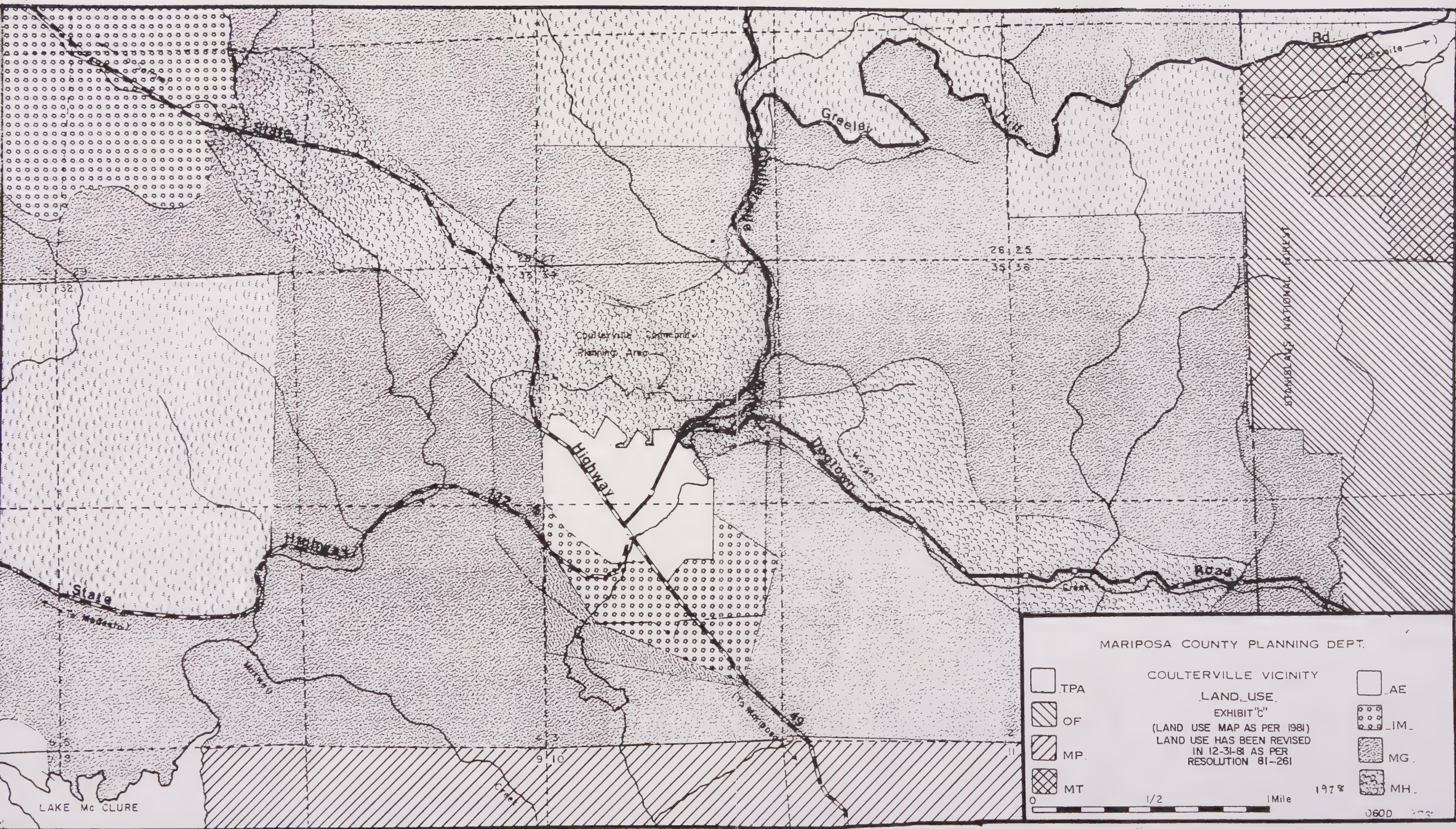
Situated in the foothills of the Sierra Nevada Mountains, the community is cradled in a gentle rolling valley surrounded by rather rugged terrain. Elevations within the community planning area range from 1,600 to 1,900 feet with mountains immediately adjacent to the townsite rising to over 2,100 feet. Slopes range around 10% in the central community area, rising rapidly on the outskirts to an average of 30% to over 40%.

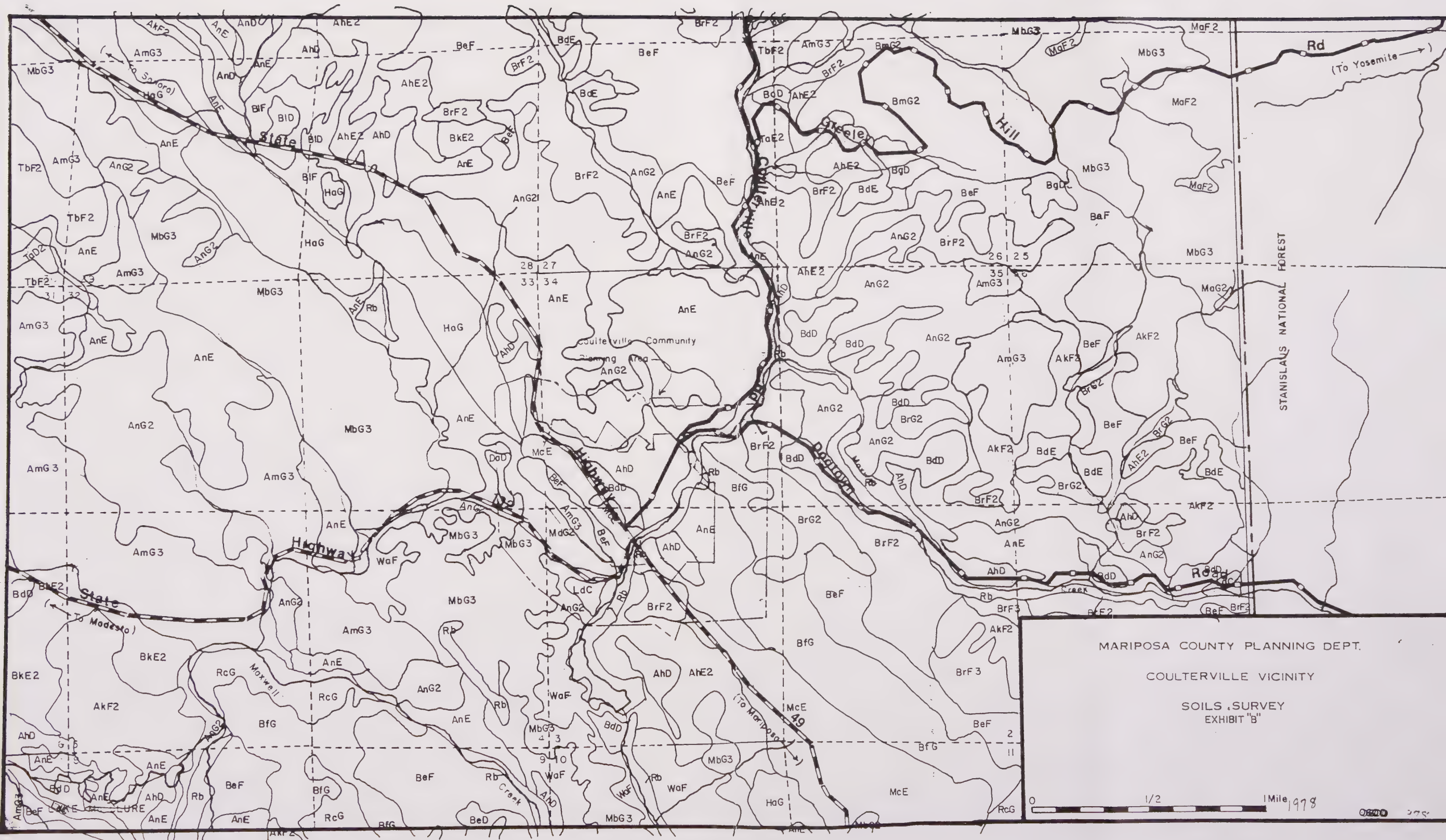
Coulterville lies at the intersection of State Highway 49, the Eastern terminus of State Highway 132 and the western terminus of County Road J-20, the original route to Yosemite National Park. Highway 49, "The Mother Lode Highway", runs from Oakhurst to the south, through Mariposa, Coulterville, Sonora and connects with Highway 50 to the east of Sacramento. Improvements to State Highway 120, 140 and 41 to the Yosemite National Park and the Yosemite Valley have lessened the importance of J-20 as an access route. State Highway 132 links Coulterville to the Lake McClure recreation area, Modesto, Highway 99 and Interstate 5 in the San Joaquin Valley.

B. GEOLOGY

Bedrock in the area is composed of resistant, hard and structurally competent metamorphic and intrusive igneous rocks that have undergone several periods of uplift and erosion. The rocks include types of schist, quartzite, slate, crystalline, limestone, metavolcanic, granitic and ultrabasic. Overlaying the bedrock series are thin beds of younger, essentially underformed sandstones, clays and volcanic ash. Erosion has removed most of the rocks in this younger series.

The Melones Fault, a northwest-tending fault classed as low to moderate in seismicity, cuts through the community area approximately located following Highway 49 and veering westerly, south of town. Quartz veins and Mother Lode mineral deposits are associated with this fault system. The crystalline rocks, which underlie the area, are highly elastic, wherein the intensity of a seismic shock of given magnitude is lower than in inelastic, less consolidated rocks. The Mother Lode Fault System was considered to be inactive until the Oroville quake of 1975.





C. SOILS

There are three soil associations in the Coulterville Community Area; Auburn-Dalton, Blasingame-Los Posas and Maymen-Mariposa.

AUBURN-DALTON soils are in the central and northern sections of the planning area. They are comprised of loams and stoney loams formed of materials weathered from schist and slate and have moderate permeability. Depth to bedrock ranges from five to twenty inches. The runoff rates of these soils range from slow in the 2% to 15% slopes to rapid in steeper areas.

BLASINGAME-LOS POSAS association is found in the center of the planning area and among the Auburn-Dalton soils on the western edge of the area. The soil materials are gently sloping to very steep loams and clay loams formed of materials weathered from basic igneous rocks. The soil has a moderately slow permeability with a very rapid runoff rate in the steep areas and a slow to medium rate in less steep areas. Depth to bedrock ranges from twenty-four to forty inches.

MAYMEN-MARIPOSA soils are found mostly in the south western portion of the planning area. These soils are moderately steep to extremely steep loams, gravelly loams and gravelly silt loams formed of materials weathered from schist and slate. These soils have moderate permeability and moderate to rapid runoff rates with bedrock from two to eight inches below the surface.

Specific soils types and related problems will be discussed further under Environmental Constraints.

D. PLANT ZONE AND CLIMATE

The Community of Coulterville is located in Plantclimate Zone B, with Live Oak, Black Oak, Blue Oak and Digger Pine being the dominate tree species in this hardwood-grassland area. Due to the rapid rise in terrain around the Coulterville area, transitional characteristics of both Plantclimate Zone A and C can be found in the vicinity of Coulterville. Annual average rainfall in the Coulterville area ranges from 28 to 35 inches. Due to the historic use of land in the Coulterville area there are no rare or endangered plant forms or animal life forms found in the community.

E. GOVERNMENTAL ORGANIZATION AND SERVICE

Coulterville is located in Mariposa Supervisorial District 2, California State Assembly District 30, State Senate District 14, and U.S. Congressional District 15. Although located only 27 miles north of the County Seat, the travel time from Mariposa to Coulterville is 45 minutes to one hour. This time/distance factor creates hardships for Coulterville residents in accessing County Administrative services and makes the provision of critical services, (health, safety and education) difficult and expensive. This point will be discussed further under Issues and Opportunities.

F. POPULATION AND GROWTH

Due to the rural nature of the county as a whole and the community of Coulterville, population forecasts are difficult to make. This situation is complicated further by the imposition of a moratorium in Coulterville thereby creating an artificial limitation to natural growth rates in the community.

Using the average annual growth rate for the county from 1970 to 1975 of seven percent per year, Coulterville can experience an increase in population from 116 in 1975 to near 450 in the next twenty years. Employing an alternate method of assessing growth based on available developable land and limitations of waste water and water facilities, Coulterville could experience a population increase to nearly 500.

Customarily, in general planning an exact forecast of population is required. Finding the State Department of Finance estimates generally inadequate in projecting population growth for the county as a whole, and considering the revitalized development pressure on Coulterville with the installation of sewer and water facilities, alternate population forecasts appear appropriate. Considering the relative closeness of the two alternate methods discussed above, an average of the two methods should yield an appropriate population trend as follows:

1978	-	116
1979	-	125
1980	-	137
1981	-	147
1986	-	160
1991	-	178
1996	-	263
2001	-	348
2006	-	478

Although data from the 1975 Special Census is not precise, for purposes of discussion, certain assumptions can be made about the overall characteristics of the Coulterville population.

■ Employment:

Over half of the total population of the community is either unemployed, retired or not in the labor force. The dominant employment classification in the community is in the wholesale/retail trade or service industry. This last factor reflects the service/retail orientation of the community and the tourist service nature of the area.

■ Age:

Coulterville has relatively few children under 14 years of age (13.6%) while the over 65 age group comprises nearly 23% of the total population. Approximately 56% of the total population of the community is within the generally accepted workforce age group of 20 to 64 years. The median age for Coulterville is 47 years.

■ Migration:

Over 50% of the area population reported Coulterville as their place of residence in 1970, of the remainder nearly 39% reported their address in 1970 as being in other parts of California.

The factors would indicate a predominately retired community make-up, but again these characteristics were partially a result of an artificial limitation to growth in the area due to the moratorium. If these trends are continued into the future, there are implications as to future service demands that can be expected (health and medical services, public transportation, adult recreation, etc.) However, the lifting of the moratorium may result in an entirely different set of demographic characteristics evolving in future years. An expansion of the service trade facilities in the community could result in employment opportunities that would entice younger residents of the community to remain and other young families to move to the area. This will greatly increase the demand for law enforcement and school services in the area. These issues will be discussed further under "Issues and Opportunities".

IV. ENVIRONMENTAL CONSTRAINTS

There are four major areas that represent environmental constraints to the overall development of the Coulterville Community. These are; 1) Flood hazard and the Maxwell Creek flood plain, 2) Overall development capacity with respect to physical limitations and water/wastewater system limits, 3) Historical and archaeological protection and preservation, and 4) Economic stability and growth. Each of these issues will be discussed with respect to how they should affect the overall development pattern of the community.

A. Flood Hazard

In 1965 the Cobe-Alquist Flood Plain Management Act became law in the State of California. This law essentially designated the Department of Water Resources and the State Reclamation Board as the entities having jurisdiction over designated flood plains in the State of California. During 1977, the Department of Housing and Urban Development issued the Official Flood Hazard Maps for Mariposa County. That portion of Maxwell Creek passing through Coulterville was designated as a flood hazard area and the 1978 Mariposa County General Plan designated this area as a flood prone area. In essence, the designation is applied to those areas where there is one chance in 100 that the area will be inundated in any given year with flood waters. The designation of this area as flood hazard area carries with it certain federal and state prohibitions with respect to use and financing.

■ Environmental Constraint:

Due to the flood hazard of Maxwell Creek, residential and commercial development within the flood plain could result in substantial economic loss and could endanger public health and safety.

■ Mitigating Measures:

To minimize the hazard of the Maxwell Creek Flood Channel, residential and commercial development should not be permitted in the flood channel. Commercial parking and residential yard space in addition to public recreation and park development would be the most desirable utilization of the Maxwell Creek flood channel.

B. Development Capacity

Two factors combine to set some basic limits to the overall growth of the Coulterville Community; 1) The present limits and capacities of the community water and wastewater systems and the cost factors associated with various expansion alternatives of these facilities, and 2) the natural characteristics of the terrain in the Coulterville Community Area.

The Coulterville Water and Wastewater Systems, expected to become operational in early 1979, were designed to accomodate approximately 76 connections initially and 102 connections ultimately. With minor modifications of these facilities it is anticipated that ultimately around 200 connections could be accomodated. Estimates on the number of connections and population are dependent upon such variables as; 1) type of connection (residential, commercial, etc.) and the volume of waste produced from each and the water demand, 2) type of waste produced and treatment measures required to meet EPA and State discharge requirements, and overall wastewater system design capacities are provided below.

COULTERVILLE WASTEWATER SYSTEM

	PROJECTED WASTE LOADS		
	1979	1987	1997
Average Dry Weather Flow (mgd)1.	0.013	0.014	0.016
Peak Dry Weather Flow (mgd)	0.090	0.101	0.110
Peak Wet Weather Flow (mgd)	0.097	0.108	0.117
Suspended Solids (lbs/day)	28.2	31.7	34.5

These estimates from 1979 to 1997 are based upon State Dept. of Finance population growth estimates and as noted earlier, it is expected that growth trends will be significantly higher than these projections provide for.

Through minor modifications to the existing wastewater facility, it is estimated that capacity could be nearly doubled. These modifications would require only minor amounts of capital to accomplish. Expansion beyond these limits however would be cost prohibitive. From these figures it is estimated that an overall population limit, given a high degree of commercial development, would be around five hundred people.

Another factor that will affect the overall development capacity of the Coulterville Community is the natural limitations of terrain. Soils types and slopes in the community area indicate severe limitations with respect to the utilization of private septic disposal systems and more importantly, of the erosion

hazard of those areas with slopes exceeding 15%. Overall the soil types in the Coulterville Community area are shallow and rocky. This factor led to the imposition of a moratorium by the State of California. The placement of the wastewater treatment system into operation will eliminate this problem from the standpoint of surface water contamination but development upon the steep hill sides surrounding the Coulterville basin could pose a hazard from increased runoff and erosion into the central community area.

There are three areas of potential hazard around the community, the steep ridge line north of Highway 132 and running parallel to Highway 49 to the west of the community area, the steep hillsides running from Highway 49 easterly to the vicinity of J-20 and the mountainside south of the townsite and intercepting Highway 49 as it rises into the Merced River Canyon. The sloped areas, both to the north and the south of the townsite, belong to the Auburn very rocky loam soils classification. This soil type is characterized as being 15% to 30% slope areas with rock outcrop covering 10 to 25% of the surface area. Runoff is classified as moderate to rapid and the erosion hazard is termed moderate to high. The ridge area running parallel to Highway 49 is comprised of Maymen rocky loam (McE) and has slopes of 15 to 30% with rock outcrop covering 2 to 10% of the surface area. The runoff coefficient of this soil type is classified as medium to rapid and the erosion hazard is considered moderate to high.

■ Environmental Constraint:

Due to the limited capacity of the soils in the area to accommodate private waste disposal systems and the limited capacity of the public sewer system, unrestrained development could result in a serious health threat to the community.

■ Mitigating Measures:

Overall development density should be viewed in relationship to the ultimate wastewater system capacity or approximately 500 people.

■ Environmental Constraint:

Due to the erosion and runoff hazard of the sloped areas surrounding the community of Coulterville and that portion of the Maxwell Creek drainage basin, intense excavation for roads and building sites could pose a health and safety hazard to the central community area and the occupants of development on these sloped areas.

■ Mitigating Measures:

All development in sloped areas of the Coulterville Community Basin with grades in excess of 15% should be at minimum densities and building sites, road improvements, and other excavations should be done in such a fashion as to minimize erosion hazard. Evaluation of development proposals should include drainage system design and erosion control measures such as seeding and mulching of cut and fill slopes and proper compaction standards of road beds and building site fills.

C. Historical and Archaeological Site Preservation and Protection

Appendix "A" and "B" contain brief summaries of the historical development and a historical description of the prominent mines in the area. Coulterville has been designated as a State Historical Landmark and has been nominated to Federal Historical Registry. Coulterville is one of the best historically preserved early mining communities in the Mother Lode region.

■ Environmental Constraint:

Lack of adequate development standards on new construction and reconstruction within the central portion of the community would result in the destruction of the historical significance of the community.

■ Mitigating Measures:

New construction and reconstruction of older buildings within the central community area should be regulated to preserve the overall historic atmosphere of the townsite.

D. Economic Stability and Growth

Coulterville, due to its historic character, is largely dependent upon its tourist service enterprises to provide employment opportunities in the area. As development takes place in and around the Lake McClure recreation area and the Greeley Hill area, Coulterville will play a more prominent role as a regional trade center. Due to the location of the community on Highway 49 and 132, Coulterville will become a major governmental service center for northern Mariposa County. These last two factors will combine to promote a stable economic growth in the community in the long term. Tourism will continue to play a major role in the economy of the community provided that the rural, historic atmosphere is maintained. The maintenance of this atmosphere will have a significant effect on the desirability of the community as a residential area.

■ Environmental Constraint:

Inadequate provision of areas for the development of commercial service and governmental facilities could result in these land uses being developed in a haphazard and inefficient manner that could lead to limited economic stability and a degraded residential environment.

■ Mitigating Measures:

Provision of land use areas within the community planning area for the development of commercial and governmental service facilities that provide adequate parking areas and are well integrated with the principal community street system.

■ Environmental Constraint:

Lack of attention to building construction design and materials with respect to the historic atmosphere of the community both in commercial, governmental facility and residential development could result in degrading of the desirability of the community for commercial activity and as an area for establishing a residence.

■ Mitigating Measure:

Development of such design standards as to insure construction of commercial, residential and governmental facilities will be in keeping with the rural historic atmosphere of the community to include landscaping, signs and fixtures.

V. ISSUES AND OPPORTUNITIES

The Environmental setting and constraints identified in Sections III and IV identifies limitations and potentials for the development of the Coulterville Community Planning Area. This section of the Coulterville Specific Plan will briefly discuss and summarize the "Issues and Opportunities" identified with respect to; 1) Growth, 2) Residential environment, 3) Economy, 4) Physical Features, and 5) Historic Preservation.

A. GROWTH

Unlike communities in less severe terrain, mountain communities such as Coulterville have physical limitations to the ultimate areas that they can expand over without causing serious environmental problems or can be accomplished at reasonable development cost. The challenge before the community is to accomodate the growth pressures experienced by the Sierra Foothills of California as they affect Coulterville within natural limitations of the area in and around the townsite. This situation will eventually change the character of the community and have major effects on the social and demographic make-up of the community.

These growth effects will increase significantly the age structure of the community and the demands for existing services in addition to creating a need for new services. Schools, law enforcement, fire protection, health care, government services and others will all experience major changes through the year 2000. These changes will also create opportunities for the community's young people, higher and more convenient service levels for the community's senior citizen population.

B. RESIDENTIAL ENVIRONMENT

Coulterville, with a growing population, will face many changes in its existing residential areas. Increased economic activity will eventually displace some residential areas and render these areas less desirable as family dwelling units. This situation creates a challenge to provide for new areas for residential expansion and at the same time maintain the convenience of rural small town residential living. As growth takes place within the community, specialized housing needs will become more pronounced and will need to be accomodated.

These needs and problems can, and have been, anticipated and available open land surrounding the community can be utilized to maintain and enhance the historic trend for the location of residential areas. These areas can be located in such a manner as to insure easy accessibility to the business and commercial areas of the community while maintaining residential neighborhood integrity.

C. ECONOMIC ENVIRONMENT

Growth of the Coulterville Community, and the areas north of the Merced River in Mariposa County, will have a significant impact on Coulterville. The Coulterville Business Community will be faced with the challenge of providing increased resident services in addition to accomodating the commerce demand of tourism. The Historic Mother Lode Area, recreational opportunities and Yosemite will continue to increase the number of visitors to the Coulterville Area in the future. The provision of adequate areas for providing commodities and services is and has been a problem. The nature of tourism and rural living make the automobile a primary means of getting from place to place. Coulterville was founded and the road system established long before this modern invention was even imagined.

Parking areas, street and road systems must be given special attention to insure that congestion does not unduly limit commercial activity. Increased commercial activity will bring with it capital and new business interests to address the problems identified.

D. PHYSICAL ENVIRONMENT

Coulterville, as it is cradled by 2,000 foot mountains and ridges with Maxwell Creek running through the middle of the townsite, has some critical physical limitations. Grading and excavation required to develop the hill-side areas could result in runoff and erosion hazards that could cause damage to the areas below. Maxwell Creek and its flood plain running through the center of the community area represents a potential hazard to structures developed therein or to any excavation that would alter or obstruct the present stream or flood channel.

These limitations also represent a benefit to the community. Lower development densities along the steeper areas of the townsite provide for the need of larger lot residences in addition to maintain the visual environment of the community. Limited development in the flood plain area provides a "green" corridor in the heart of the townsite in addition to allowing economic and convenient space for parking and pedestrian walkways. The flood plain area could be converted to commercial mall walkways, recreation and picnic areas that would 1) enhance the commercial use of the central community area and, 2) provide a buffer area between residential and commercial use areas.

E. HISTORICAL PRESERVATION

With increased growth and development there is a potential threat to the unique historical character of the community that has been highly valued by residents and visitors alike. The protection of the community's historical resources and preservation of the historical theme of its' architectural style requires some increased development/improvement costs. Destruction of this character and style, on the other hand, represents a potential economic and cultural loss to the entire community.

Through the utilization of this historical "Mother Lode" style long term benefits, both economic and social, can be preserved and enhanced. Studies have indicated that property values have significantly increased in historic areas where preservation and design control have been enforced - particularly in commercial areas

The following section of this Plan addresses the above issues and opportunities and outlines Plans, Specifications, Programs and Policies.

VI. GOALS AND OBJECTIVES

The Overall goal for the development of the Coulterville Community is best described by the General Plan goal of Mariposa County:

"To provide for the Greatest obtainable Convenience, Prosperity, Health, Safety, Comfort, Peace, Morals, and General Welfare of the Present and Future Residents and Visitors to the County"

The application of this General Goal to the Community of Coulterville can be summarized by the following objectives:

- To Plan for the Preservation and protection of Environmentally sensitive areas of the Community Area.
- To Promote and protect the residential environment of the Community Area and provide for a range of residential densities to meet various housing needs of present and future residents.
- To Promote the development of adequate service facilities for present and potential residential and commercial needs of the Community.
- To provide for and promote orderly residential and commercial development.
- To promote Commercial development that supports the concept of providing employment opportunities to local residents, and provide adequate services to residents of the Community, Overall Service Area and tourists to the area.
- To preserve and protect the Historical 1800's design/atmosphere of the Community.
- To maintain the rural small community atmosphere of Coulterville for the benefit of present and future residents of the Community.

Through Public meetings in the Community, the above basic issues have been identified in a General Manner. It is generally viewed that there are potential contradictions in the above objectives, i.e. "Promote residential/commercial development while maintaining a small rural community atmosphere. It is expected that through sound planning, adequate development standards and local input to the Mariposa Planning Commission on proposed development projects, these objectives may be accomplished.

The following general land-use designations and development standards should set the basis for accomplishing the above stated goals and objectives.

A. Land-Use Classifications

There are four general "use" classifications to be applied to the Coulterville Community Area:

Industrial Mineral
Commercial
Residential
Public/Quasi Public

These general use classifications are further divided into intensity or type of commercial activity and density of residential use. The basic descriptions of these use/density residential/commercial standards are as follows:

1. Commercial:

Commercial land-use areas are divided into three classifications; Central Commercial, Light Commercial and Highway Service Commercial. Development Standards and policies for these classifications are as follows:

Central Commercial:

Permitted Uses:

- a. Dwellings and dwelling groups, subject to the building site area, lot width and yard requirements specified for medium density residential areas.
- b. All uses permitted in Light Commercial Areas.
- c. General Commercial uses including art shops, bar and cocktail lounges, theaters, restaurants and dining rooms, billiard parlors and pool halls, dance halls, hotels and motels and other tourist service uses which will not be detrimental or obnoxious to the central commercial neighborhood.
- d. Accessory uses and buildings pertinent to a permitted use.

Conditional Uses:

Within the Central Commercial District the following uses subject to securing a use permit in each case.

- a. Public or quasi-public uses including churches
- b. Service stations, drive-in restaurants, kennels and small animal hospitals and mortuaries.
- c. Manufacturing of clothing, handicraft products, printing, lithographing and other light manufacturing or industrial uses of a similar character.

Rear Yard Required:

Twelve (12) feet, or five (5) feet adjacent to an alley.

Structure Setbacks: The minimum yard setback requirements shall be as follows:

- a. Minimum Front Yard--None.
- b. Minimum Side Yard--None.
- c. Minimum Rear Yard--Twelve (12) feet, or five (5) feet adjacent to an alley.

Light Commercial:

Uses Permitted:

- a. Dwellings and dwelling groups, subject to the building area, lot width and yard requirements specified for medium density residential areas.

- b. Hospitals, sanitariums, clinics, clubs and lodge halls.
- c. Retail stores and shops of light commercial character and conducted within a building, including appliance stores, banks, barber shops, beauty parlors, book stores, cleaner and laundry agents and launderettes, dress shops, drug stores, food stores, lodge halls, clubs, furniture stores, millinery shops, professional offices, restaurants, shoe shops, studios and tailor shops, public utility commercial offices and other uses which are of similar character to those enumerated and which will not be detrimental or obnoxious to the neighborhood in which they are located.

Conditional Uses:

Within the Light Commercial Area, the following uses subject to securing a use Permit in each case:

- a. Hotels and motels, public and quasi-public uses including churches.
- b. Small animal hospitals, dance academies, pet shops, mortuaries, used or second hand goods, refreshment stands, service stations, car sales, drive-in restaurants, and other uses which are of similar character.

Structure Setbacks: The minimum yard setback requirements shall be as follows:

- a. Minimum Front Yard--Ten (10) feet from the front property line or edge of any public street, easement, or right-of-way offered for dedication, and in no case less than thirty (30) feet from the centerline of said street, easement, or right-of-way.
- b. Minimum Side Yard--None.
- c. Minimum Rear Yard--None.

Highway Service Commercial:

Permitted Uses:

- a. One single-family dwelling per parcel
- b. Accessory buildings pertinent to the permitted uses.

Conditional Uses:

Within the Highway Commercial District the following uses subject to securing a

use permit in each Case:

- a. Dwellings and dwelling groups subject to the building area, lot width and yard requirements specified for medium density residential districts.
- b. Hotels, Motels, Clubs, Lodge Halls, Hospitals, Sanitariums and Clinics.
- c. Retail stores and shops of a highway commercial service character and conducted within a building, including restaurants and cafes, drive-in restaurants, refreshment stands, gift or curio shops, antique stores, bars or cocktail lounges, food stores and other uses which are of a similar character to those enumerated and will not be detrimental or obnoxious to the neighborhood in which they are located.
- d. Outdoor advertising signs.
- e. Public and quasi-public uses, including churches
- f. Service Stations

Structure Setbacks: The minimum yard setback requirements for the Highway Service Commercial classification shall be as specified for the Light Commercial classification.

2. Residential:

Residential land use areas are divided into five classifications; Rural Residential (2½ Acres), Single Family Residential (1/4 acre), Single Family Residential (9,000 sq. feet), Medium Density Residential and Multi-Family Residential. Development standards, policies and densities are as follows:

Rural Residential:

Permitted Uses:

Within any Rural Residential District the following uses are permitted unless otherwise provided in this title:

- a. One Single Family Residence per parcel
- b. One guest house per parcel
- c. One permanently maintained large animal for each (1) acre of land.

- d. Accessory buildings pertinent to permitted uses.

Conditional Uses:

Within any Rural Residential District the following uses are permitted subject to securing a use permit in each case:

- a. Public or quasi-public facilities such as schools, parks, utility substations designed to serve the adjacent area.
- b. Churches

Minimum Lot Area:

2 1/2 Acres. (108,900 sq. feet per single family residence)

Single Family Residential:

Permitted Uses:

- a. One Single Family Residence per parcel.

Conditional Uses:

- a. One Guest House per parcel
- b. Churches
- c. Public Parks and Playgrounds.

Minimum Lot Area:

9,000 sq. feet.

Single-Family Residential 1/4 Acre:

Permitted Uses:

- a. One Single Family Residence Per Parcel

Conditional Uses:

- a. One Guest House Per Parcel
- b. Churches.

c. Public Parks and Playgrounds

Minimum Lot Area:

1/4 Acre (10,890 sq. feet per single family residence)

Medium Density Residential:

Permitted Uses:

- a. One Single Family Residence per parcel.

Conditional Uses:

- a. One Guest House per parcel.
- b. One duplex per parcel subject to lot area standards.

Minimum Lot Area:

9,000 Sq. Feet for Single Family Residence.

Multi-Family Residential:

Permitted Uses:

- a. One single family residence per parcel.
- b. Multi-family residences subject to lot area standards.
- c. Public parks and playgrounds.

Minimum Lot Area:

9,000 Sq. Feet.

3. Residential Area General Development Standards:

General Side Yard Standards:

All residential side yards shall be a minimum of five feet in width or 10% ten percent of total lot width but in no instance to be less than three feet.

General Rear Yard Standards:

Rear yards shall be a minimum of twenty feet in depth.

General Front Yard Standards:

Front yards shall be a minimum of 50 feet from the centerline (or approximate centerline) of the facing street.

General Height Standards

No dwelling shall be more than two stories in height or thirty-five feet. Fences shall not exceed three (3) feet in height parallel to the front property line(s) and six (6) feet in height parallel to the side and rear property lines.

General Lot Area Standards for Multi-Family Dwellings:

Minimum Lot Area of 4,000 square feet for the first single family residence and 1,500 square feet for each additional multiple family unit added thereto or 9,000 square feet for exclusive single family residential uses.

4. Home Based Occupations:

Home based operations will be permitted in all residential areas subject to the following:

- a. Home Occupation shall mean a use which, as determined by the Commission, is customarily carried on within a dwelling or mobile home by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling or mobile home, and which use:
 - i. Is confined completely within the dwelling or mobile home and occupies not more than thirty-three (33%) percent of the gross area of one floor thereof:

- ii. Is operated only by the members of the family occupying the dwelling or mobile home;
 - iii. Produces no evidence of its existence in the external appearance of the dwelling, mobile home, or premises or in the creation of noise, odors, smoke or other nuisances to a degree greater than that normal for the neighborhood in which such use is located;
 - iv. Does not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which use is located;
 - v. Meets the requirements of the Chief Building Inspector and fire district of jurisdiction; and
 - vi. Requires no additions or extensions to the dwelling or mobile home, unless approved under use-permit provisions.
 - vii. No signs allowed advertising business.
- b. Prior to the establishment of a home occupation the following procedures shall be followed:
- i. A notice of intent to establish a home occupation shall be filed with the Mariposa County Planning Department.
 - ii. The Mariposa County Planning Department shall post a notice on the subject property or residence in a conspicuous manner for a period of fifteen consecutive days and notice to be sent to all property owners within 500 feet of the proposed home occupation.
 - iii. The notice shall briefly describe the intended home occupation proposed
 - iv. The filing of a petition signed by 50% of the residents residing within 500 feet of the proposed home occupation site, which protests the intended activity and filed with the Mariposa County Planning Department within 20 days of posting subject property, shall require such proposed home occupation to be permitted by conditional use permit only.

- v. Failure of such a protest petition being filed as described above, the Planning Department shall issue a notice of approval to the applicant within 10 working days of the closing of a protest petition filing date.

5. Raising of Small Animals

The raising and maintenance of small livestock, small animals, birds and fowl for domestic use of the property owner or tenant is permitted in residential land use areas provided that none are maintained closer than forty (40) feet from any residence or allowed to become a public or private nuisance.

6. Commercial Area Development Standards:

Parking Standards

Due to the limited available site area in the central commercial area, there shall be no minimum parking standards in these areas.

Future planning and development studies shall be conducted to determine the feasibility of establishing a public parking lot for the central community area. The highway service commercial areas shall be required to meet the minimum parking area standards of the County as approved and determined by the Mariposa County Planning Commission.

Height Standards

No building or structure shall be erected or otherwise constructed or altered in a manner so that the building exceeds its present height or two (2) stories (35 feet) whichever being the greatest height. Fences shall not exceed three (3) feet in height parallel to the front property line(s) and six (6) feet in height parallel to the side and rear property lines.

7. Street Naming Policy

Any new road or street constructed within the Coulterville Community Planning Area shall be named in a manner consistent with Mariposa County Street Naming Policy. Names proposed shall be of historical, geological or other significance to the community or area of Coulterville.

8. Storm Water Drainage:

All streets, roads or parking areas constructed or improved within the Community Planning Area of Coulterville shall be so designed and constructed as to conform with the County Storm Water Drainage Standards and other applicable improvement standards.

B. Coulterville Land-Use Policies - Area Applications:

The following policies are to be applied to the specific areas of Coulterville as described on the Coulterville Land-Use Map.(See Exhibit "E")

1. Commercial Areas

■ AREA "A":

This area is the Central Commercial area of Coulterville and the "Historic Preservation" Area of the Community. The area is comprised of 21.11 acres along Main Street (County Rd. J-20) from Highway 49 South to the eastern end of the Community Area.

USE: Central Commercial (As prescribed by the Central Commercial Standards)

DEVELOPMENT STANDARDS: Those standards as prescribed by the Historic Preservation District and such specific standards as delineated by the "Historic Preservation" portion of this Plan.

DENSITY: Not applicable on Commercial use, minimum of 9,000 sq. foot lots for residential use.

■ AREA "B":

This area is on the Northern Fringe of area comprised of approximately 9.34 acres running easterly from Highway 49 South along Broadway.

USE: Light Commercial. Residential use; both single and multi-family shall be permitted in the area.

DEVELOPMENT STANDARDS: Development in this area should allow for a mixture of Commercial, Residential and home operated businesses that are supportive of the local service needs of the Community and do not distract from the Historic nature of the central Community area (Area "A")

● AREA "C"

This area fronts on Highway 49 south from an area just north of the intersection of Highway 49 South and Main Street running northerly to the boundaries of the community planning area and contains approximately 30.4 acres.

USE: Highway Commercial (as prescribed by Highway Service Commercial Standards)

DEVELOPMENT STANDARDS: This area should be developed with highway service commercial uses in such a manner as to provide on-site parking areas adequate for the particular use and access that does not represent a traffic hazard on encroaching Highway 49 South and the established circulation pattern of the community. Signs and other outdoor advertising means should be permitted to a degree that does not distract from the Historic Community atmosphere.

DENSITY: Not applicable on Commercial use, minimum of 9,000 sq. foot lots for residential use.

2. RESIDENTIAL AREAS

■ AREA "D":

This area of approximately 8.8 acres, surrounds the Commercial areas ("A" & "B") of Coulterville to the north and South.

USE: Multi-Family Residential

DEVELOPMENT STANDARDS: Development in this area should be regulated as to access and on-site parking and encroachment to the Coulterville Street System.

■ AREA "E":

This area of approximately 28.6 acres is located across Maxwell Creek to the South of the Central Community Commercial Area, and northeast of the Central Community area

USE: Medium Density Residential.

DEVELOPMENT STANDARDS: Development of this area should be reviewed as to street design and circulation pattern. Access to the Central Community area, across Maxwell Creek, should be improved with expansion of the Ferry Road Bridge and a second bridge crossing on or near Pine Street. Access should also be developed directly to Highway 49 South near the Southern boundary of the Community Planning Area.

■ AREA "F":

This area is comprised of approximately 36.79 acres in the southern portion of the Community Planning Area and to the east of Highway 49.

USE: Single Family Residential

DEVELOPMENT STANDARDS: As this area contains some rolling hill type of terrain, development should take place in a manner that would result in minimum site disturbance through grading and excavation. "Cluster" development will be encouraged in this area.

DENSITY: Minimum lot area of 1/4 acre per single family residence.

AREA "G":

This area is comprised of approximately 44.0 acres in two large tracts as follows: 23.39 acres to the west of Highway 49 South and 16.11 acres to the north of the Central Community Commercial Area. An additional area of 4.5 acres to the southeast of the town area is included in this classification.

USE: Single Family Residential

DEVELOPMENT STANDARDS: As these areas are generally on the steeper fringe portions of the Community Planning Area, improvements and site design should be reviewed with respect to grading, erosion control measures, drainage patterns etc., to insure hazards are not created for those residing on the site or in the Central Community Area from erosion, sedimentation and flooding.

DENSITY: Minimum lot area of 2 1/2 acre per single family residence.

COULTERVILLE DENSITY ESTIMATES

<u>Area</u>	<u>Designation</u>	<u>Gross Ac.</u>	<u>Roadway/Parking</u>	<u>Net Ac.</u>	<u>Density (Sq.Feet)</u>	<u>Potential Connections</u>
<u>Commercial</u>						
"A"	Central Commercial	21.11	3.1 Ac.	18	6-9,000	130-87
"B"	Secondary Commercial	9.34	2.4 Ac.	7	6-9,000	50-34
"C"	Service Commercial	30.40	6.42 Ac.		9-15,000	116-69
	Sub-Total	60.85	11.92	49.	N/A	296-190
<u>Residential</u>						
"D"	Multi-Family	8.8	1.8 Ac.	7.00	6,000	51
"E"	Single-Family	28.6	2.6 Ac.	2.6	9,000	125
"F"	Single-Family	36.79	3.8 Ac.	33.0	1/4 ac.	132
"G"	Single-Family	44.00	4.0 Ac.	40.00	2 1/2 ac.	16
		118.19	12.2 Ac.	106	N/A	324
		179.04	24.12	155		620-514

C. SPECIAL LAND USE POLICIES

Within the Community of Coulterville there are two special areas of critical concern by the residents of Coulterville; The Industrial Mining Areas within the community boundaries and the Maxwell Creek Flood Plain.

1. Maxwell Creek Flood Plain

This area identified on Exhibit "E" as the Maxwell Creek Flood Plain shall be subject to the following policies:

All permits within this area shall be subject to review in accordance with the State of California Public Resources Code and local ordinance.

Developments found to be compatible with the hazards associated with flood plain are:

- a) Vehicular parking areas.
- b) Non-commercial recreation areas.
- c) Parks and playgrounds
- d) Garden or residential/commercial landscape areas.
- e) Bike, horse or pedestrian walking trails and commercial mall pedestrian/vehicle access areas.

Structures and improvements that are erected within the flood plain will be designed so as:

- a) The Maxwell Creek Stream channel is not significantly altered.
- b) Occupancy elevations of structures shall be above the 100 year flood level.

Grading and excavations within the flood plain will be reviewed to insure that natural flow of the flood channel is not unduly restricted or create a flood hazard to surrounding properties.

2. Industrial Mining Districts and zones.

All mining activities within the community boundaries of Coulterville will be subject to the following policies:

All mining activities except for gold panning (does not include mechanical dredging or sluice boxes) shall be subject to permit in accordance with the Surface Mining Reclamation Act (SMRA) and County Implementing Ordinance.

All mining permits shall be reviewed to assure compatibility of intended operation with the residential/commercial character of the community.

All public hearings on issuance of any mining permit, to be conducted within the vicinity or within the community boundaries of Coulterville, shall be held within the Community of Coulterville.

Town Of Coulterville

--- = Coulterville Historical District Boundaries

(No.) = Indicate locations of historical resources, and correspond to the numbers on the list of Historical Resources in Coulterville on page. EXHIBIT "D"

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D. COMMUNITY DESIGN

Community design has been established as the central portion of the development standards and policies in the Community of Coulterville. The following sections are intended to serve as a guide to preserving, protecting, and enhancing the overall historic character of the community of Coulterville while permitting development that will enhance the community as a residential center, service provider for residents of the community and the County, and tourist service provider.

1. PURPOSE AND INTENT OF STANDARDS

The general purpose and intent of these standards is to promote the public health, safety, and welfare of residents and visitors to the community and Mariposa County by accomplishing the following:

- A. Enhance the community as a residential center and local service provider;
 - 1. Ensure safe and convenient access (all modes) and adequate parking for all commercial development to facilitate utilization by the resident population.
 - 2. Encourage amenities directed to the local consumer such as shaded parking areas, weather protection, diversity of services, pedestrian circulation and informative signs.
 - 3. Maintain a high level of aesthetic quality in the community by promoting harmony, balance, order, contrast and interest.
- B. Stabilize and enhance property values;
 - 1. Ensure compatible architectural design with existing and future development.
 - 2. Maintain appropriate transitions between different uses.
- C. Promote tourism;
 - 1. Enhance the historical character and tradition of the community.
 - 2. Create a harmonious, comfortable and interesting

environment that appeals to the needs of tourists.

3. Provide areas and services attractive to the touring public such as shade, open space, parking areas, restrooms, interpretive and information displays and picnic areas.

2. ARCHITECTURAL THEME AND DEVELOPMENT GUIDELINES FOR THE COULTERVILLE TOWN PLANNING AREA DESIGN REVIEW DISTRICT

These standards shall apply to multi-family residential, commercial and industrial development within the Coulterville Town Planning Area and shall be applied to all new construction and building modifications/renovations requiring a building permit. The Building Design Standards as contained Section B shall apply to single family residential development including duplexes.

A. Site Development Standards

1. Grading shall be minimized by utilizing multiple or stepped buildings which conform with the natural topography. On-site grading shall not be allowed until a development plan for the site is approved.

2. Maximum building area for development shall be determined by appropriate building scale and landscaping.

3. A desirable and appropriate transition shall be required from street to building including landscaping, pedestrian access and parking.

4. Prominent or unique natural features shall be preserved including topographic features, rock formations, water courses and vegetation.

5. Clusters of buildings in scale with the area in which they are located shall be encouraged.

6. Designs incorporating passive and active solar design for both heating and cooling shall be allowed and encouraged.

7. Maxwell Creek shall be established as an open space area for flood control, recreation, pedestrian circulation and community enhancement purposes, and individual development shall be required to observe and enhance the open space area.

8. All utilities, with the exception of propane storage

tanks, shall be underground within the project site.

B. Building Design Standards

1. Diversity of architectural style is encouraged within the broad bounds of what is appropriate for Coulterville.
2. Buildings shall incorporate functional elements of the historic buildings of the region such as porches and roof overhangs for shade and weather protection, durable and fire resistant building materials and limited site excavation and shall be compatible with historic buildings in the Historic Design Review Overlay District. The historic design review overlay architectural theme and development guidelines shall provide specific information regarding historical buildings.
3. Buildings shall have an appropriate scale which is harmonious with the neighborhood.
4. Building design and character should not conflict with adjoining development.
5. Monotony of design within the community should be avoided. Projects involving multiple buildings should include variation in building location and detail.
6. Base color for buildings (largest building surface) should generally be light colors in warm tones. Trim may be brighter or darker colors to compliment architectural features. Natural finishes such as stone, wood, brick, and tile are encouraged. Painted surfaces shall be harmonious with the natural finish. Quality and longevity of exterior finishes will be an important consideration in the design review.
7. All exterior mechanical equipment on roof, building and ground shall be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view. Refuse storage areas, service yards and exterior work areas shall be screened from public areas such as streets, sidewalks and parks.
8. All mobile homes, manufactured homes, and commercial structures shall be installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code. Architectural requirements imposed on a mobile home or manufactured home itself shall be limited to roof overhang, roofing material, and siding material.

However, the structure shall be subject to all other design standards including, but not limited to, setback standards, standards for enclosures and additions, mechanical equipment screening, and color.

C. Landscaping Standards

1. Landscaping shall include existing and planned vegetation, fences, walls, pedestrian ways, exterior furniture and patios, berms, and irrigation systems.
2. Landscaping is necessary to enhance architectural features, screen unsightly areas and provide an attractive transition from street to building and between adjacent developments.
3. Utilization of indigenous and/or water conserving plants shall be strongly encouraged. Utilization of plants which are susceptible to insects and disease shall be strongly discouraged.
4. Natural topographic and vegetative elements should be incorporated into the project design when such elements contribute to the attractiveness of the development.
5. Trees and landscaping shall be included in all parking lot designs. A differentiation between perimeter landscaping and interior landscaping is made in these requirements. The purpose of perimeter landscaping is to screen parking areas from the street and/or adjacent residential uses. The purpose of interior landscaping is to provide shade within the parking area, reduce heat generated by paved parking areas, assist in on-site circulation and improve the general appearance of the site.
6. Planting areas for interior landscaping shall be designed so as to maximize provision of shade throughout the parking area during the summer months. For new construction or expansion of existing parking lots by 50% or more, the minimum area for interior landscaping shall be calculated as follows:
 - Option 1- Ten % of the total parking area, including drive aisles shall be landscaped. Generally a minimum of one tree shall be provided in the interior landscaping areas for every 5 parking spaces. Developments requiring less than 5 parking spaces are exempt from the interior landscaping

standard. Perimeter landscaping may count for up to 50% of the required interior landscaping if site conditions dictate.

Option 2- Interior landscaping shall be provided so as to meet minimum shading requirements. Shading requirements shall be achieved by use of on-site shade trees placed so that the required percentage of the total parking area, including drive aisles, is shaded by tree canopies within 15 years of securing a building permit for the proposed development. Minimum shading requirements are established as follows:

Parking Spaces Required	% of total parking shaded
5 - 24 spaces	30% minimum
25 - 49 spaces	40% minimum
50 + spaces	50% minimum

Tree coverage shall be determined by the approximate crown diameter of each tree at 15 years as estimated on the approved tree list. The percentage of area required to be shaded shall be based upon the number of above ground and uncovered parking spaces provided. Developments providing less than 5 parking spaces shall be exempt from the minimum shading requirements.

7. Planting areas for perimeter landscaping shall be designed so as to maximize effectiveness of the landscaping as a visual screen. Planting areas for perimeter landscaping shall be a minimum of 3 feet wide. Shrub materials used in perimeter landscaping areas shall be a minimum of 5 gallons in size at the time of planting. Perimeter planting areas shall only be required when screening of parking areas from the street or adjacent residential uses is necessary.

8. If landscaping is utilized for screening of mechanical or electrical equipment, or service areas including those which contain such items as trash dumpsters and propane tanks, vegetation used shall be equally effective at all times of the year.

9. Landscaping shall be designed so that it will not obstruct sightlines necessary for safe vehicular and pedestrian circulation, and will not interfere with public utilities.

10. Landscaping plans shall consider the full growth of the vegetation.

11. Parking lots shall contain plantings and walkways that help direct pedestrians safely and comfortably to their destinations.

12. Planting areas subject to damage from foot or vehicle traffic shall be protected by curbing, fencing or walls.

13. Parking areas and pedestrian ways shall be surfaced with A.C. paving, concrete or similar materials unless a determination is made that the traffic intensity of the use is low enough that such surfacing is not required.

14. All trees utilized in landscapes shall be from the approved tree list and a minimum of 15 gallons in size at the time of planting. Dwarf trees or unique specimens or species are exempted from this requirement when used as accents and not to meet shade requirements.

15. Provisions for irrigation shall be provided within all landscaped areas where necessary. Drip irrigation systems shall be encouraged as a water conservation measure.

16. The property owner shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance for the life of the development. Dead or diseased plants shall be immediately replaced with plants which meet the size requirements established herein.

17. Grades for berms used in perimeter landscaping areas shall not exceed 33%.

18. All landscaped areas must incorporate use of ground cover. Use of vegetative ground cover is encouraged and use of gravel, rock or bark, may be allowed if determined appropriate based upon the proposed landscape theme.

D. Sign Standards

1. For the purpose of this policy, signs shall be defined as advertising displays visible from the exterior of a building.

2. Signs shall be integrated into the building design and harmonize with the overall site development. Signs on the face of the building or low lying monument signs are encouraged. Roof signs and perpendicular signs attached to the building and extending more than 6 ft. from the face of the building shall be strongly discouraged.

3. Signs constructed of natural materials (wood, stone, brick, etc.) shall be encouraged.

4. Overall sign size shall be related to the scale and type of development. Maximum area for sign(s) complying with paragraph No. 3 shall be 64 sq. ft. for each sign and the total aggregate area of all signs for each business. Internally lit signs shall have maximum area of 32 sq. ft. for each sign and the aggregate of all signs for each business. Businesses utilizing any internally lit signs shall be subject to the 32 sq. ft. maximum sign area. Larger signs for large scale tourist oriented development may be considered if they comply with the overall intent of these standards. Sign size shall be defined as the area of the smallest rectangle that wholly contains the sign.

5. Graphic elements on signs shall be limited to the minimum necessary to convey services offered and shall be proportional to the overall sign area.

6. On-site directional signs which are less than 10 sq. ft. in size and do not advertise the business or contain the business logo or trademark shall not be included in calculating the overall sign area, however, such signs shall be reviewed as a part of the overall design plan.

7. In no instance shall it be appropriate for a sign to extend above the roofline of the building.

8. Temporary signs and banners for short-term sales and events shall not be regulated by these policies. Banners and signs displayed for longer than 21 days shall be subject to these regulations.

9. Community information boards, not exceeding 96 sq. ft. in area and constructed of natural materials, may be located within the Coulterville Town Planning Area. Such signs may include a map of the community, the location of groups, civic organizations, churches and matched business advertisements each of which may not exceed 2 sq. ft. in area.

E. Special Use Provisions for Historic Structures

All uses may be considered for structures or buildings on the List of Historical Resources in Coulterville with the exception of permitted uses, subject to special use provisions regardless of the primary land use within which they are located as follows:

1. The Planning Commission may approve a conditional use

permit on designated historic structures where it is demonstrated that the special conditional use will be of benefit to the Community by requiring the restoration and preservation of an historic structure to reflect its original state.

2. All exterior modifications, alterations or reconstruction to take place on the structure are to be described as part of the special use permit application and if approved by the Planning Commission are to be made part of the conditions granting the permit.

3. The Planning Commission shall follow standard use permit procedures in reviewing special historic structure uses and shall not approve uses which have the potential for creating a public nuisance or have substantial detrimental effect on adjacent property. In reviewing such matters, the Commission must consider the advantages of preserving a historic structure to the benefit of the community versus the possible negative effects of permitting a normally incompatible use in an area. Such review and deliberation may encompass alternative uses which may be of a lesser negative impact yet achieve the primary purpose of feasible historic preservation and restoration of historic structures.

4. The special use provisions of this section shall only apply to existing historic structures. A building or structure which has been demolished, destroyed or otherwise rendered unusable shall not be subject to these provisions nor shall these provisions apply to proposals which will result in such alterations or remodeling of the historic structure as to cause the structure to lose its original historic character and/or significance.

F. Demolition of Historic Structures

1. No building or structure identified by the Coulterville TPA Specific Plan and/or the Mariposa County Historic Resources Inventory as historically significant shall be demolished without first obtaining approval from the Planning Director.

2. The Planning Director shall review all requests for demolition in accordance with Section 17.67.020 of County Code.

3. ARCHITECTURAL THEME AND DEVELOPMENT GUIDELINES FOR THE COULTERVILLE TOWN PLANNING AREA HISTORIC DESIGN REVIEW DISTRICT

These standards shall apply to residential, commercial and industrial development within the Central Historic District of the Coulterville Town Planning Area as defined by Exhibit "D" contained herein.

A. Historic Preservation Goals and Objectives

It is recognized that there is an inherent tendency to interpret historical design control as a rigid standardization of architectural styles. Historically, "Gold Rush" styles were diverse, functional and utilized natural or readily available materials. These factors are intended to serve as an overall standard for applying architectural standards that are included in this section. It is intended that modern materials and technology can be used effectively to accomplish:

1. A diversity of architectural styles conforming with the 1850-1920 theme of the community.
2. A functional structural design that serves the purpose for which it was designed.
3. Maximum utilization of natural materials (native wood and stone) while taking advantage of current technologies and materials.
4. Integration of modern "necessities" such as automobiles and electrification in site layout and structural design in keeping with the historical theme.

B. Development Standards

All standards of the Coulterville Town Planning Area Design Review District shall apply within the Central Historic District except as modified by the following specific standards:

1. All construction within the historical district shall comply with historical Coulterville Architecture defined as architecture generally utilized in the region from 1850 to 1920 and which is exemplified by the buildings outlined in the list of historical resources in Coulterville as contained in the Specific Plan. Spanish style construction is included as historically significant.
2. Buildings within the district shall be constructed of wood, brick, adobe or stone. Modern materials which

EXHIBIT D

HISTORIC BUILDINGS, STRUCTURES, AND SITES
IN THE COULTERVILLE TOWN PLANNING AREA

1. Catholic Cemetery
2. Tiscornia House
3. Coulter's Cottage (aka De Pauli Home)
4. Musante or Boise's House
5. Hahn Residence
6. Coulterville Cemetery
7. Coulterville Schoolhouse
8. Canova Barn
9. Ed Grenfell House
10. Bandstand
11. Coulter Hotel
12. Whistling Billy
13. Peppers (aka McCarthy Building)
14. Trading Post
15. Jeffery Hotel
16. Magnolia Room
17. No Name
18. No Name
19. No Name
20. Barrett Garage
21. Stone Building
22. Harlow House
23. Knights of Pythias Building (aka E.E. Warne Store)
24. No Name
25. No Name
26. Gazolla Building
27. Milani Building
28. Storefront beside the Gazolla Building
29. Tiscornia House
30. Jaenacke Building (aka Commissiona Store)
31. Gaetani House or Ellis Home
32. IOOF Hall
33. Canova House
34. Canova Warehouse
35. No Name
36. Fiske Site
37. Candy's House
38. Sun Sun Wo Store
39. Old Adobe Building
40. Chinese Cemetery
41. New Jail
42. Collin's or Caldwell's House
43. John R. Collins or Guisto House
44. Crossman's or Black's House
45. Noce's or Cassaccia House
46. Greenberg House
47. Charlie Madison's or Turpin's House
48. Vigna's or Barrett's House
49. Garbarino House

closely resemble the historic materials are allowable. Examples of the desired surface and texture of the historic materials are provided as an appendix to the Mariposa County Gold Rush Design Review Guidelines.

3. All buildings constructed within the district shall comply with the style of architecture typical to the region in the period identified above. Such architecture typically included design features such as gabled or shed roofs, tall narrow windows and doors, dormer windows, functional iron or wood shutters, balconies, porches, awnings, detailed scroll work, ornate functional elements such as vents, railings, support posts, etc. Examples of the desirable architectural elements are contained in the Mariposa County Gold Rush Design Review Guidelines, Mariposa County Planning Department.

4. Signs shall be constructed of natural materials consistent with No. 2 above. The maximum sign area for any business shall be 32 sq. ft.. Graphic elements on the signs shall be designed utilizing the lettering types and techniques of the historic period. Lighting equipment for signs shall not be visible from public view. Sign standards shall be constructed of materials consistent with the historic architecture. Internally lit signs including but not limited to neon signs shall be prohibited within the district. Any sign which is altered, relocated, or replaced shall comply with the design guidelines of this district.

5. New structures within the district shall not be significantly larger in size and scale than existing buildings within the district.

6. New development within the historical district shall be designed to promote foot traffic throughout the historical district. Signs within the district shall be designed to provide information to the pedestrian as well as the automobile.

7. Screening of parking areas from public view within the historical district shall be strongly encouraged. This can be accomplished by locating the parking behind buildings or by utilizing landscaping.

8. Exposure and renovation of original building surfaces on historical structures shall be encouraged.

9. Satellite dishes and junk materials shall be enclosed or screened from public view either by utilizing

materials compatible with adjacent buildings and these guidelines or landscaping or locating them away from public view.

10. All fences within public view shall be subject to these standards and comply with historical Coulterville architecture as exemplified in the Mariposa County Gold Rush Design Review Guidelines. Temporary fences not complying with these standards may be allowed during construction periods upon approval through the design review process.

E. GENERAL POLICIES ON THE KEEPING OF SMALL ANIMALS.

The raising and maintenance of small livestock, small animals, birds or fowl for domestic use of the resident or property owner of the community provided that such small livestock, small animals, birds or fowl are maintained on the subject property in such a manner as to not create a public nuisance or public health or safety hazard. The keeping and raising of domestic bees is expressly prohibited in the community of Coulterville.

VII PRINCIPALS OF PLAN ADMINISTRATION

This section of the Coulterville Community Specific Plan will discuss General Planning issues that affect the Community and propose policies and programs for the implementation of the Goals, Objectives and Standards established within this document.

A. General Planning Issues

The community of Coulterville has expressed a strong desire to establish and maintain local input and review of land-use/planning policies and regulations are developed and administered by the County of Mariposa in accordance with California State Law. The County of Mariposa, with the development of this plan, in cooperation with the residents of Coulterville, supports the concept of local community participation in planning policy development.

To continue this cooperation and local participation through the administrative/enforcement phases of this plan's implementation, the following strategy is identified:

A locally appointed committee shall be permanently established as an advisory body to the Planning Commission. The committee should be made up of a representative cross-section of the community and should consist of at least five members. At least one member, if possible, should have knowledge of architecture and design. The Coulterville Community Design Review Committee should also serve as a resource group, and as such should provide information and suggestions to prospective developers upon request. Duties of this committee shall be:

1. Review and provide recommendations on development proposals, site plans and building designs within the Historic Preservation area of Coulterville to the Mariposa County Planning Commission.
2. Provide guidance and technical assistance to persons wishing to construct, reconstruct, modify, repair or otherwise alter a historic resource of Coulterville or develop a project within the Historic Preservation Area of Coulterville.
3. Review, maintain and recommend updating as necessary the standards, programs and specifications of the Historic Preservation portion of this document and such implementing ordinances or regulations as may be developed by the County.

An annual "Town Hall" meeting should be held annually in Coulterville for the purpose of:

1. Reviewing the effectiveness of policies, programs and strategies identified in this plan.

2. Identify community issues and concerns and discussing possible solutions.
3. Preparing a set of recommendations or guides to county officials for the improvement of the quality of life in Coulterville.

Planning Commission Public Hearings on issues or permits within the Community of Coulterville should be conducted in Coulterville to insure maximum local input.

Planning Department services, applications, and information should be made available on a regular basis in the Community of Coulterville.

B. Upgrading and Updating Plan

In recognition of the reality that the planning process is dynamic and ongoing, the following policy has been developed:

In future years, special studies will be conducted to upgrade this document with the intent of addressing issues such as (but not limited to):

1. Community Services/facilities
2. Housing Construction/Rehabilitation needs.
3. Circulation, Transportation and Travel needs.
4. Business Improvement and Economic development.

The Planning Commission shall periodically review the effectiveness of the Coulterville Planning Program and take such actions as may be necessary to improve it.

C. Policy Implementation

This plan identifies a multitude of issues and prescribes policies and programs that require implementation. Certain policies require development of precise legislation. This section is intended to provide a guide to such implementation strategies:

- Zoning A general zoning ordinance should be developed that implements such residential and commercial standards as prescribed in Section VI (Goals, Objectives and Policies).
- Permit Review Building permits, subdivisions, use permits, variances and other discretionary actions of the County of Mariposa should be thoroughly reviewed and a consistency finding made with respect to this plan's policies and programs.

C. Policy Implementation (con't.)

As this plan is implemented as described above, it is inevitable that changing or unforeseen circumstance will require plan modification through amendment. The following policies are provided as a guide to decision makers for reviewing such future changes and amendments:

1. General Policies:

- a. Any amendment to this plan, whether initiated by the County of Mariposa or resident of Coulterville, shall be evaluated in light of the overall goals and objectives of the Coulterville Specific Plan and the Mariposa County General Plan.
- b. Any amendment must be evaluated in light of the Environmental Impact it may create particularly as that impact is identified and mitigated in this plan.

2. Specific Findings:

The following findings must be made regarding any amendment to this plan:

- a. The amendment will further the goals and objectives of the Coulterville Specific Plan and the Mariposa County General Plan,
- b. All environmental impacts of the amendment can satisfactorily be mitigated,
- c. The amendment will not result in the degradation of the Community as a residential and commercial center,
- d. That the proposed amendment is needed to promote orderly growth within the Coulterville Community,
- e. That the area proposed for amendment is uniquely suited to the proposed use or density and that other areas are not presently available or usable for such use or density,
- f. The amendment will not result in damage or have an adverse effect on the value of adjacent properties.
- g. The amendment will not result in increased traffic congestion or create a traffic hazard.

VIII SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED

A. Maxwell Creek

As the population of Coulterville increases toward the projected year 2000 figure of 500 persons, there will be concurrent degradation of the quality of Maxwell Creek by runoff from gutters, drains, pavement, etc. As the town increases in size, these effects will increase. The recently completed community sewer system will eliminate present and future contamination of Maxwell Creek from septic tanks.

B. Small Town Atmosphere

The community of Coulterville presently contains approximately 160 persons. The town plan projects a population of about 500 by the year 2000, more than a three fold increase. There will be a resultant increase in noise, traffic, congestion, and commercial development which will tend to degrade the present quiet, peaceful atmosphere of this community.

IX ALTERNATIVES TO PROPOSED PLAN

A. No Plan

The alternative of No Plan assumes development of Coulterville will proceed with no guidelines until such time as the new sewage treatment facility becomes incapable of handling any more effluent. Unplanned development could encroach upon the historical character of the community, create problems with industrial/commercial development in residential areas, cause problems with traffic congestion and cause a deterioration in community pride and identity.

B. Continue Building Moratorium (No Growth)

This alternative assumes that Coulterville will remain basically as it now exists. The results of this alternative would be to perpetuate the quiet, peaceful small town atmosphere that now characterizes the community. Also, it would continue the financial stagnation which Coulterville now experiences, with no prospect of additional funds and jobs being generated by construction projects. People living in this section of the County (north of the Merced River), would continue to have to travel to the town of Mariposa or to the town of Sonora in Tuolumne County for many of their service needs. Coulterville is the logical commercial center for the northern portion of Mariposa County and the alternative of No Growth would tend to decrease the importance of Coulterville in this respect.

X RELATIONSHIP AND CONSISTENCY WITH THE ELEMENTS OF THE MARIPOSA COUNTY GENERAL PLAN

It is the intent of this report to adopt, by reference, the Mariposa County General Plan Elements. This section of the report deals with the relationship of this plan to the Elements as it relates to consistency and the implementation of policies identified in the General Plan. For purposes of clarity, each Element of the General Plan will be specifically dealt with.

LAND USE, OPEN SPACE, AND CONSERVATION ELEMENT

The area covered in this specific plan were identified on the Land Use map as being a Town Planning Area (TPA). The text of the General Plan defines TPA as follows: TPA classification is applied to established areas, town, rural towns, and service centers where existing uses are clustered. Future uses may be developed within capacity of TPA's existing public utilities/facilities or in accordance with increased capacity of planned development TPA uses including existing residential, commercial, industrial, public services, and open space. Development policy: proposed Plan Development require detailed maps, and specific plans.

The intent of this specific plan is to accomplish the goal established by the General Plan of establishing specific land uses within the TPA's. The plan developed has taken into account the communities capacity for growth, and the overall desires of the community to accomodate this growth.

Specific land uses identified in this specic plan are listed on previous pages in this report.

The proposed specific plan for the TPA would be consistent with the policies established in the land use element of the General Plan. Specific items include:

- Promoting more intensive land uses in areas which can better provide public services such as community water and waste water, sheriff, fire protection and recreational facilities. This would fit within the concept of concentric growth around established "urban" areas.
- Preservation of historic sites, and historic flavor within the TPA's.
- To promote the "rural lifestyle" desired by so many residents by promoting more intensive development within the TPA's.
- Reduce the impact on groundwater quality and quantity by providing community sewer and water systems.
- Provide housing in the TPA's and reduce the pressure on agricultural and timber land for residential uses.

CIRCULATION ELEMENT

The proposed specific plan will have no impact on the Circulation Element of the General Plan. No new roads are proposed by these plans, nor should it affect the routing of any state highways within the TPA. The proposed land

uses will, in the future, enable the development of public transportation services to link service areas with residential development. The reader is referred to pages 40-50 of the General Plan.

SCENIC HIGHWAYS ELEMENT

The specific plan will have no adverse effect on the Scenic Highways Element of the General Plan, and would be consistent. Hwy 49 is identified on the plan, along with Hwy 140 north of Mariposa, as proposed scenic highways. Those portions of the road running through the town area are of such a nature that conflicts between the uses and the scenic corridors can be mitigated through review by the Planning Commission.

HOUSING ELEMENT

The specific plan will facilitate certain specifics of the Housing Element, and will be consistent with the overall policies and objectives of the Element. The specific plan will encourage moderate, and possibly low-cost housing by providing parcels of such a size that land costs can be significantly reduced. Parcels outside of the town areas are generally larger in size (5+ acres) resulting in average parcel costs in excess of \$25,000 (for 5 acres) and even higher in some areas. Lots in the TPA will range from 9,000 sq. ft. up. Parcels of reduced size will cost less and therefore reduce the total land and housing costs. In addition the TPA will better accomodate planned developments, because of the Community water and waste water systems, and thereby help to reduce overall housing costs.

Promoting greater densities within the TPA will also meet the goal of providing affordable housing without affecting the environment or the rural lifestyle of Mariposa. This is accomplished by providing sewer and waste water hook-ups to the vast majority of the TPA, and encouraging greater densities in the urban versus the rural areas.

The proposed specific plan will also help to preserve existing residential neighborhoods which can, and are being, eroded by the intrusion of intensive commercial development. By establishing specific commercial land use areas, this erosion can be eliminated.

NOISE ELEMENT

The specific plan is consistent with the Noise Element on pages 93-108 of the General Plan. The project is not expected to impact any specifics within the Element and will promote the reduction of noise in the residential areas by seperating them from the commercial and industrial uses.

SAFETY ELEMENT

The specific plan would be consistent with implementing the policies and objectives identified in the Safety Element. Wildland fire hazards are reduced in an area such as the TPA, although domestic fire hazards may be increased. The volunteer fire department and the California Department of Forestry have traditionally provided protection, and can be expected to do so in the future. By increased development, however, greater demands will

be placed on their services. The community may some day see the need to establish more volunteer departments, or the establishment of a fire district. Response time, however, is considered to be quite low in relationship to other areas of the County, and the California Department of Forestry has encouraged the clustering of houses for purposes of ease of protection.

Flood hazards exist within the TPA, and as such compatible uses are necessary. These flood zones were evaluated in the preparation of the plan. Policies are established in this report to eliminate any hazards.

SEISMIC SAFETY

The specific plan is consistent with the policies adopted in the Seismic Safety Element of the General Plan on pages 129-145

RECREATIONAL ELEMENT

The specific plan is consistent with the policies and objectives in the Recreational Element of the General Plan. The reader is referred to pages 146-154 of the General Plan.

HISTORIC PRESERVATION ELEMENT

The proposed specific plan would act as a tool for the implementation of the Historic Element of the General Plan. On pages 30-37 of this report are the specifics on the Historical District established by this plan. A list of Historical Resources in Coulterville is included, in addition to the establishment of Architectural Review Standards and Sign Review Standards. The establishment of this Historical District will further the goals and objectives identified on page 156 of the General Plan. The goals include:

1. Providing a sense of historical identity.
2. Enhance preservation.
3. Provide guidelines for public sector implementation of structural design concepts.

Objectives include:

1. Preparation of a plan for preservation and restoration.
2. Adopt architectural design standards.
3. Develop a review process to preserve and protect archeological sites.

It is believed that this specific plan would be consistent with the Historic Preservation Element of the General Plan.

XI RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY

The short term uses of the environment include the establishment of residential, commercial and industrial zones which will eventually be utilized for these purposes. The establishment of these zones will eventually decrease the natural productivity of the land as houses and buildings and roads are developed in these areas. Given the historical uses of the land in Coulterville (intensive mining) the area has already undergone decreases in productivity. The mining effects were of a temporary nature, however, while houses and buildings tend to be more permanent. By concentrating development within the town planning area zones, less total land will be affected. Thus, the overall productivity of the area will benefit from restrictions contained in the proposed Coulterville plan.

XII GROWTH INDUCING IMPACT OF THE PROPOSED PLAN

The growth inducing impact of the Coulterville TPA Specific Plan would be to encourage development of the town of Coulterville along specific guidelines. The eventual, projected population of the community under this plan is approximately 500 persons, more than a threefold increase over the present population. In addition, there will be a growth inducing impact on the area surrounding Coulterville as some people attracted to the town as it develops will choose to live outside of the Town Planning Area boundary. Thus, the eventual population of the Coulterville area will be greater than the estimates given for the town itself. This growth will require additional County services such as roads, hospital, police and schools.

XIII EFFECTS FOUND NOT TO BE SIGNIFICANT

A. Flood Hazard (Maxwell Creek)

Mitigated by zoning against development within the flood plain of Maxwell Creek.

B. Septic Tank and Sewage Disposal Facility Limitations

Mitigated by restrictions against private septic systems and planned growth viewed in relationship to the ultimate wastewater system capacity of approximately 500 persons.

C. Erosion

All development on slopes exceeding 15% should be at minimum densities and all grading and/or excavation in these areas should be done in a fashion as to

minimize erosion hazards, including special drainage system design, seeding and mulching of cut and fill slopes, and proper road bed and building site fill compaction.

D. Historic Character of Coulterville

The historic character of Coulterville will be preserved by regulating new construction and reconstruction to emphasize historical architecture and design.

E. Rare and Endangered Flora and Fauna

Due to the historic uses of Coulterville, rare and endangered plants probably do not exist within the Town Planning Area. There are no rare and endangered animals there.

F. Underground Water Quality

Mitigated by septic tank restrictions and establishment of a sewage disposal facility.

XIV ORGANIZATIONS AND PERSONS CONSULTED

The data developed in this Environmental Impact utilized, in part, the information contained in the Coulterville Water/Wastewater System Environmental Impact Report and the Mariposa County General Plan Environmental Impact Report. Other organizations consulted include the Coulterville Historical Society and Moldenhauer and Bennett - Consulting Engineers.

XV REPORT PREPARATION AND ASSISTANCE

This report was prepared by the Staff of the Mariposa County Planning Department. Technical Assistance was obtained from individual County and State Departments as required. Policies, programs, standards and procedures were developed through numerous public meetings of the Coulterville Community Planning Advisory Council and sub-committees of that Council.

XVI

APPENDICES

APPENDIX "A"
HISTORICAL DEVELOPMENT
OF
COULTERVILLE

Following is a short summary of the historical development of Coulterville.

Coulterville is one of the oldest mining towns in California. It is designated State Landmark 332 and is one of the most southerly of the gold rush towns on the Mother Lode.

In the spring of 1850, George W. Coulter arrived in the Mariposa gold fields and started a store at the mouth of Solomon's Gulch on the Merced River. He heard news of the rich placers near Maxwell Creek and of the many miners there. The nearest trading point for the miners was Sonora, and Coulter decided to take advantage of the opportunity. He went to Maxwell Creek with five loads of goods from Mariposa, four loads from a store on the Tuolumne River, and the supplies from a pack train he met along the route. Coulter had a large round tent of blue canvas which was pitched under an oak tree and served as the store. The place was called Banderita, "little flag," by the Mexican miners in recognition of the American flag which Coulter flew above the tent.

There were about two thousand men mining in the area. They lived in brush shelters and tents, some of which were located around a plaza in the center of which grew a low, spreading oak. Coulter moved his store about a mile east to near this spot. As mining was rich in the area, a town soon resulted.

The Coulterville gold area proved to be of large extent. The town itself was built directly over a main ledge of the Mother Lode about three hundred feet wide. The Coulterville mining district extended about fifty miles from New Year's Digging to Hazel Green.

Along the main street of the town were strung one-story buildings of adobe that served as rooming houses, business houses, and saloons. Many small cottages were built on the branching streets in the early 1850s. In the center of Main Street was the hangman's tree. During the town's early history, several lynchings were carried out on the large oak in the name of justice.

Good-paying quartz was found in the area and, because of the great influx of miners a post office was established. It was first called Maxwell Creek, but the name was changed in 1853 to Coulterville in honor of the town's popular founder. By that time, Coulter has expanded his store and had also opened a three-story wooden hotel facing on the plaza.

On the northeast corner of the plaza was a two-story adobe originally known as the "Mexican Hotel". The town has been through three fires, in the years 1859, 1879 and 1899. The Jeffrey Hotel, as it is known today, has been altered by reconstruction after the fires and by the addition of a third story.

The Gazolla Store was the second stone and adobe building of importance. It was started at about the same time as the adobe hotel and completed soon after it. Originally it was called Gazollas's saloon and store.

Francisco and Rose Bruschi arrived in Banderita in 1850, a few weeks after Coulter. Bruschi set up a shoemaking shop and, a year later, built a second store next to the first. The Second Store, as it was called, was a general merchandise store

built of bricks hauled from Stockton. The First store was built by Adams and Company for an express office, with George Coulter serving as its first agent.

Bruschi branched out in the late 1850s and added the Third Store to his chain. His business was so flourishing that it became necessary to add a warehouse to his other properties in 1857. The fire of 1899 destroyed his first three buildings, so the Bruschis converted the warehouse into a store and continued business there.

The fire of 1859 destroyed Coulter's wooden hotel on the plaza. Coulter rented a large part of the business section. Along Main, Sutter, Water and Stockton streets were built general stores, a Wells Fargo office next to Coulter's Hotel, and several finely furnished saloons and gambling halls.

The French Mills, a mile and a half south of Coulterville, were built in 1853 and operated by a French company. Their methods were crude and the company lasted only while there was rich ore readily available. The mill was built along classic lines and its old stone chimney still stands.

In the 1870s Coulterville continued to expand. The Yosemite Valley has been publicized in the East and there was no access road into the Valley. In 1874, the Coulterville and Yosemite Turnpike was completed, the first road into Yosemite for wheeled vehicles. The business of the town increased greatly through tourist travel. After the fire of 1879 the town was rebuilt rapidly, with many buildings being enlarged and a new hotel built to accommodate the increased tourism.

The first steam railroad in Mariposa County was built near Coulterville in 1894. It was four miles in length and was used to haul ore from the Mary Harrison mine to a nearby stamp mill. The tracks followed the contours of the hills and it was advertised by the Santa Fe Railroad Company as "the crookedest railroad in the world."

Although quartz continued in Coulterville long after the mines had played out in other regions, by 1890 agriculture had become the economic support of the Community. The Big Oak Flat Road had been completed to Yosemite and the competition for Yosemite Valley travel was admittedly bad for Coulterville. Fewer and fewer travelers reached Yosemite by way of Coulterville.

In 1899, much of Coulterville was again destroyed by fire. The town had been rebuilt twice before, but after this fire only a few businessmen chose to remain. Many young men left the town in 1906 to work on the reconstruction of San Francisco and few returned to Coulterville. By 1910, the town's population had dropped to about six hundred.

During the Depression of the 1930s, there was an upsurge in mining and several of the old Coulterville mines were reopened. Many also came to the area and worked on small claims, but with relatively little success.

Many of the old stone and brick buildings, some of them roofless and in ruins, can still be seen today along the main street. The Jeffrey Hotel, the adjoining saloon, and the Ruschi and Gazolla stores are located on one side of the street, which is lined with ancient umbrella trees. Across the street are the stone ruins of Coulter's Hotel and the Wells Fargo Building, in front of which stands an old mine locomotive and the remains of the hangman's tree.

APPENDIX "B"

HISTORICAL DESCRIPTION
OF
PROMINENT
COULTERVILLE AREA MINES

COULTERVILLE MINING:

It is difficult to determine the date of the discovery of gold in the Coulterville area but it can be assumed to have been during 1858-59. Up until around 1860 the major mining activities were on the "placer" deposits in the streams and washes in the area. After these deposits began to be worked out, activity shifted to Hard-rock or "lode" gold mining. There are numerous mines located in the immediate vicinity of Coulterville and the California Division of Mines has identified approximately twenty-one registered mines in the area.

The community of Coulterville was located nearly on top of the Mother Lode running northeasterly through Mariposa County. In the vicinity of Coulterville the Mother Lode consists of two well defined, roughly parallel veins, the more easterly of which diverges south of the Virginia Belmont mine and veers more to the southeast. Along the main length of this branch are the Louisa and Mary Harrison group of mines and the Virginia Belmont group. A series of pocket mines is located astride the southeast-veering segment, called the Flyaway group. The more westerly vein in the Coulterville area, considered by some to be the main Mother Lode is almost continuously traceable from the Malvina group south through the Midas and Adelaide Mines and southeast toward the Merced River at Bagby.

The early Coulterville mines were bought up by Seth Cook and Company. These holdings encompassed approximately 20,000 acres of gold deposit. After the demise of Mr. Cook, the Merced Mining Company bought these holdings from the Cook estate in 1895. The Merced Mining Company operated most of these mines until the close of World War I. The following is a brief history of some of the more prominent mines in the Coulterville area.

Black Hill (Pumpkin) Mine:

This mine, located one half mile northwest of Coulterville, adjoins the Margaret claim on the north. The Black Hill or Pumpkin Mine is the most northerly mine in the Mary Harrison group, all of which are aligned on a branch of the Mother Lode vein system commonly called the east branch. The mine probably was discovered and first worked at about the same time as the Mary Harrison, about 1867. There is little record of activity before the 1890's although considerable development work must have been done. There was a 600 foot tunnel on the property as early as 1895, at which time the owners were Clark and McLaymont of Coulterville. By 1900 the ownership of the mine passed to John Boyd, a new tunnel was dug and some rich ore was discovered, however, there has been no activity in the mine since 1902.

Champion I Mine:

Located one and three-fourths miles northwest of Coulterville, the Champion I Mine is one of the oldest mines in the Coulterville Area. Established in the 1850's, but little is known of its early history except that it was registered active in 1878. From 1903 to 1905 the mine was operated intermittently by C.E. Van Meter and the main shaft was at a depth of 200 feet by 1905. By 1906

ownership of the mine was held by N. S. Ray, the Mentzer Brothers and Daniel Wagner. A strike of rich ore was reported in the mine in September of 1906 and by 1910 the mine had an operating mill and employed 15 men. In February of 1910, a single pocket of gold yielded \$74,444 in ore. In 1917, the Champion Mining Company of Los Angeles was permitted to issue 675,000 shares of stock to C. H. White and Associates for reactivation and redevelopment of the mine. The mine operated until the period of 1936-38 and has been idle ever since. The recorded production of the Champion I Mine since 1900 is about \$146,200. with the total production somewhere between \$150,000 and \$200,000. About \$67,000. in gold and silver was produced during the last period of activity from 1936 to 1939.

Louisa (Louise, Louise Point) Mine:

This mine is located approximately one quarter mile south of Coulterville and is astride Highway 49. The Louisa Mine is typical of the Mother Lode Mines in northern Mariposa County. The prominent, massive, milky quartz reef and accompanying quartz-mariposaites-ankerite vein matter crossing Highway 49 just below Coulterville make well-known landmarks in the southern part of the gold belt. Early records of the mine have been lost but it undoubtedly was one of the first claims to be located in the 1850's, the vein system being one of the most conspicuous in the Coulterville area. The principal period of activity at the mine was 1894-1900 when the Merced Gold Mining Company spent more than \$56,000 in improvements and development work. Prior to acquisition by Merced Gold Mining Co., the mine was part of the Cook Estate. There has been no sustained work on the mine since 1900 and no production records are available.

Malvina Group (Potosi, Hahoney, Douglass, D. Cook, Merced):

Located along Maxwell and Black Creeks just west of Coulterville, this group is comprised of 14 patented claims and several mill sites aggregating over 300 acres. The Malvina and adjacent claims were first located in 1852 and much of the mining work was done by the Maxwell Creek Mining Company, more popularly known as the French Company. In 1867 most of the claims on the Malvina vein were sold to Douglass, Chamberlain and Co. of San Francisco. By the end of that year four shafts had been sunk. By 1876 the Douglass Company had erected a 20-stamp, steam-driven mill on or near the Potosi claim. About 1878 the claims on both the Malvina and Mary Harrison veins were sold to Seth Cook and Company. This company rapidly acquired properties in the Coulterville district which ultimately aggregated 22,000 acres. In the spring of 1880 the Cook Company commenced driving a tunnel from Black Creek south for more than 3,000 feet to get under the upper workings of the Malvina Claims. This was completed in 1881 and was used for many years as a haulage way for ore from the Malvina and adjoining claims to the Potosi Mill.

Operations by the Seth Cook and Company apparently ceased about 1882 and the properties remained idle until about 1894 when the Cook Estate was acquired by the Merced Gold Mining Company. The Merced Company was unable to keep the grade of ore sufficiently high to pay expenses. The Malvina Mine was closed down on

August 1, 1897 and the Mary Harrison shortly thereafter. The Malvina group remained idle until 1910. From 1910 to 1920 there was some development work done but sustained production was not achieved. By 1920 ownership had passed to A. S. Bigelow and G. M. Hyams of Boston and some work was done at the mine, superintended by C. I. Mentzer of Coulterville. By 1932 the 1010 foot shaft had been reconditioned and exploration revealed a substantial quantity of \$10 ore. From 1938 to 1942 the company milled 121,093 tons of ore which yielded 13,197 ounces of gold, 1460 oz. of silver, 4,988 lbs. of lead and 24,548 lbs. of copper or an average of \$3.82 per ton in gold. The properties have been idle since 1942. The total recorded production of the Malvina group is approximately \$867,800. in gold, silver, lead and copper. Including the early production of the mine, of which there is no precise record, the claims must have produced more than \$1 million.

Mary Harrison Group:

This group of mines is located one mile south of Coulterville on Highway 49 and is comprised of 6 patented claims, the Balance, Choteau, Dahlia, Ely Sheridan and Venture and several mill sites totaling nearly 80 acres. The history of the Mary Harrison group of mines closely parallels that of the Malvina group, the two groups being operated for many years by the same company. Discovered about 1852, the mine was operated by the French Company with F. L. A. Pioche as principal owner. In 1867 the claims on the Mary Harrison vein were sold to Douglass, Chamberlain and Co. of San Francisco. By August 1878, the old inclined shaft on the Mary Harrison claim was down 450 feet. Later that year the mine was sold by the Douglass interests to Seth Cook and Company. About November, 1894 the Merced Gold Mining Co. took over the Cook Estate mines and for the next two years did extensive development work on the Mary Harrison group of claims. The Merced Co. discontinued work on other claims on the Mary Harrison and Malvina veins in 1897 and from that year to 1904, the Mary Harrison Mine was the sole producer for the company. Milling was done at the Potosi Mill throughout most of the history of the mine, ore being hauled to the mill over narrow-gauge railroad by steam locomotive. Sometime prior to 1920, the Merced Gold Mining Co. was dissolved and although the properties have since passed through numerous ownerships, no further mining has been done. It is estimated that the Mary Harrison Mine group has produced over \$1.5 million in ore.

Tyro (Rittershoffen) Mine:

This mine is located approximately one and one-fourth air miles southwest of Coulterville and is comprised of one patented claim of 20.15 acres. The Tyro Mine was probably discovered in the early 1850s at about the same time as the Malvina Group. Although there were some workings prior to 1889, most of the development work and mining was done by the Tyro Mining and Milling Co. after this date. There has been little or no production from the mine since 1897. The estimated production from 1893 to 1897 was \$110,000.

Other mineral deposits in the vicinity of Coulterville include commercial quantities of Manganese and Chromium. Chromium ore has been discovered at two locations north of the community of Coulterville. The deposits on the Fossow property are immediately at the crossroads known as Penon Blanco, about three miles by road northwest of Coulterville. The only ore found, occurred as float plowed out of the deep soil covering a small flat near the crossroads. As of 1918, only about 600 pounds of ore had been recovered but none was ever shipped. The deposit on the Reed property is on Blacks Creek, one mile southeast of the Fossow deposits. By 1918 about 600 pounds of medium grade chromite had been mined. Although the Reed and Fossow deposits do not appear to have been developed very extensively, the Riverside Chrome Mine about three and one-half miles south of Coulterville shipped 32 long tons for refining before 1918. Manganese was produced from the Caldwell (Daly) mine about seven miles west of Coulterville. The Caldwell Mine is the most extensively developed manganese property in the County and the only one having recorded production. First worked during World War I as the Daly Mine, it produced between 100 and 200 tons of ore. About 1937 the mine was reactivated and produced some ore between 1937 and 1943. The total production has been about 265 tons of ore averaging nearly 45% manganese.

APPENDIX "C"

MARIPOSA COUNTY BOARD OF SUPERVISORS
RESOLUTION 80-181 WITH EXHIBITS "B" AND "C"

MARIPOSA COUNTY RESOLUTION NO. 80-181

A RESOLUTION ADOPTING THE COULTERVILLE TOWN
PLANNING AREA SPECIFIC PLAN AND CERTIFYING
THE SPECIFIC PLAN EIR

The Board of Supervisors of Mariposa County, a political subdivision of the State of California, hereby resolves as follows:

WHEREAS Coulterville, an unincorporated community within the County of Mariposa, is identified within the Mariposa County General Plan as a Town Planning Area (TPA); and,

WHEREAS it has been determined by the Mariposa County Planning Commission and this Board that for the purpose of implementing said General Plan, it is necessary and convenient to cause a Specific Plan for the community to be prepared in accordance with the provisions of Government Code, Article 8, Section 65450 et seq; and

WHEREAS such a Specific Plan and Environmental Impact Report has been prepared through procedures as set forth in Government Code and the Public Resources Code, and

WHEREAS said plan has been reviewed and, following public hearing, approved by the Mariposa County Planning Commission with specific recommendations for changes as described in Planning Commission Resolution 80-29,

NOW THEREFORE, the Board of Supervisors of Mariposa County resolves that the Coulterville Town Planning Area Specific Plan, attached hereto (Exhibit "A"), is hereby adopted and the Environmental Impact Report of said Plan certified in accordance with the following:

A. Specific Plan Text Amendments

Such amendments within the text of the Specific Plan/EIR

1 as described in Planning Commission Resolution 80-29
2 (Exhibit "B") attached hereto and made part hereof as
3 though set out in full are approved as set forth and
4 shall be deemed a portion of the Specific Plan/EIR text
5 Furthermore, future copies of the Specific Plan/EIR
6 shall be reproduced in such a manner as to reflect such
7 amending language.

8 B. Final Environmental Impact Report

9 Such comments and responses as contained in Exhibit "C"
10 shall be included in the Specific Plan Environmental
11 Impact Report in accordance with Public Resources Code
12 Section 21080 et seq, otherwise known as the "California
13 Environmental Quality Act" (CEQA), CEQA Guidelines and
14 County policies adopted pursuant to same. With this
15 action, the Specific Plan Environmental Impact Report is
16 deemed certified and the Board directs that a Notice of
17 Determination be prepared and filed in accordance with
18 Section 15085 of the CEQA Guidelines.

19 IT IS FURTHER RESOLVED that development permits, sub-
20 divisions, construction permits and other actions of the County of
21 Mariposa, except use permit procedures, are not subject to CEQA
22 review proceedings in accordance with provisions of Government Code
23 Section 65453 (b) provided that such development permits, sub-
24 divisions, construction permits and other actions of the County
25 of Mariposa are found to be consistent with the provisions of the
26 Coulterville Town Planning Area Specific Plan and the Environmental
27 Impact Report mitigating measures.

28 IT IS FURTHER RESOLVED that the following findings of

1 fact are adopted:

- 2 A. The Specific Plan was developed and adopted in accordance
3 with the procedures established by Article 9 (commencing
4 with Section 65500 of Chapter 3 of Title 7) of the
5 Government Code.
- 6 B. That the above finding shall be effective for five years
7 from the date of this action.
- 8 C. The Specific Plan Environmental Impact Report is suffi-
9 ciently detailed so that significant adverse effects of
10 a project on the environment and measures necessary to
11 mitigate or avoid any such effects can be determined,
12 including significant physical effects on existing
13 structures and neighborhoods of historical or aesthetic
14 significance and measures necessary to mitigate such
15 effects.
- 16 D. Specific projects undertaken and approved by the County,
17 when found to be consistent with the Coulterville Town
18 Planning Area Specific Plan and Environmental Impact
19 Report, can be approved subject to one of the findings
20 required under Section 21081 of the Public Resources Code.

21 PASSED AND ADOPTED THIS 12th day of November 1980, by
22 the Board of Supervisors of Mariposa County, by the following vote:

23 AYES: Taber, Clark, Moffitt, Dalton, Erickson

24 NOES:

25 ABSENT:

26 ABSTAINED:

27 ATTEST:

28 Ellen Bronson
ELLEN BRONSON, County Clerk and
Ex Officio Clerk of the Board

Eric J. Erickson
ERIC J. ERICKSON, Chairman
Board of Supervisors

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Richard K. Denhalter
RICHARD K. DENHALTER, County Counsel

MARIPOSA COUNTY PLANNING COMMISSION

STATE OF CALIFORNIA

RESOLUTION NO. 80-29

A RESOLUTION RECOMMENDING THE CERTIFICATION OF THE EIR FOR, AND
ADOPTION OF, THE COULTERVILLE TOWN PLANNING AREA SPECIFIC PLAN

WHEREAS, Government Code Section 65450 through 65553 provides for the
development, adoption and implementation of Specific Plans as a means of im-
plementing the General Plan; and

WHEREAS, the County of Mariposa has determined that a Specific Plan
for the community of Coulterville, known as the Coulterville Town Planning Area,
is necessary for the orderly development of the area and implementation of the
Mariposa County General Plan; and

WHEREAS, through numerous public meetings and public hearings and
support and cooperation of the Coulterville Community Planning Advisory Council,
the Coulterville Town Planning Area Specific Plan Environmental Impact Report
has been approved by the Mariposa County Planning Commission with the following
changes and or amendments:

1. Multi-Family Conditional Use: Page 21 of the proposed plan
(Multi-Family Residential) is amended as follows:

"Permitted Uses":

- a) One single-family residence per parcel.
- b) Multi-family residences subject to lot area standards.
- c) Public parks and playgrounds.

"Conditional Uses": Provision deleted.

2. Parking Standards and General Standards: Page 24 shall be
amended to include item No. 6, 7 and 8 under Section VI A, as follows:

6. Commercial Area Development Standards:

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Parking Standards

Due to the limited available site area in the central commercial area, there shall be no minimum parking standards in these areas.

Future planning and development studies shall be conducted to determine the feasibility of establishing a public parking lot for the central community area. The highway service commercial areas shall be required to meet the minimum parking area standards of the County as approved and determined by the Mariposa County Planning Commission.

Height Standards

No building or structure shall be erected or otherwise constructed or altered in a manner so that the building or structure exceeds its present height or 2 stories (35 feet) whichever ever being the greatest height.

7. Street Naming Policy:

Any new road or street constructed within the Coulterville Community Planning Area shall be named in a manner consistent with Mariposa County Street Naming Policy. Names proposed shall be of historical, geological or other significance to the community or area of Coulterville.

8. Storm Water Drainage:

All streets, roads or parking areas constructed or improved within the Community Planning Area of Coulterville shall be so designed and constructed as to conform with the County Storm Water Drainage Standards and other applicable improvement standards.

/ / / / / / /

1 3. Area "C" Description: The Area "C" description shall be amended
2 as follows:

3 Area "C":

4 This area fronts on Highway 49 south from an area just north of
5 the intersection of Highway 49 South and Main Street running
6 northerly to the boundaries of the Community Planning Area and
7 contains approximately 30.4 acres.

8 4. Residential Area General Development Standards: Page 22 shall be
9 amended to revise "General Lot Area Standards for Multi-Family Dwellings" by
10 deleting the text standard as stated and adding the following:

11 "General Lot Area Standards for Multi-Family Dwellings"

12 Minimum Lot Area of 4,000 square feet for the first single family
13 residence and 1,500 square feet for each additonal multiple
14 family unit added thereto or 9,000 square feet for exclusive
15 single family residential uses.

16 NOW THEREFORE BE IT RESOLVED, that the Mariposa County Planning
17 Commission recommends that the Coulterville Town Planning Area Environmental
18 Impact Report be certified and the Specific Plan be adopted with the changes
19 and/or amendments described above.

20 PASSED AND ADOPTED THIS 18th day of September 1980, by the
21 following vote:

22 AYES: Grammer, Martini, Brouillette, Simpson, Sharp, Kendrick, Jacobs.

23 NOES: None.

24 NOT VOTING: Stovall.

25 ABSENT: None.

26 ATTEST:

27 Kathy Worley
28 KATHY WORLEY, Secretary
Mariposa County Planning Commission


BARRON BROUILLETTE, Chairman
Mariposa County Planning Commission

FINAL ENVIRONMENTAL
IMPACT REPORT

COULTERVILLE
TOWN PLANNING AREA
SPECIFIC PLAN AND ENVIRONMENTAL

PREPARED BY

THE MARIPOSA COUNTY PLANNING OFFICE
P. O. Box 2038
MARIPOSA, CA. 95338

DATE PREPARED

OCTOBER 10, 1980

This addendum, which includes comments, responses, and a list of agencies responding to the Draft Report, together with the Draft Report, shall constitute the Final EIR. This is a full disclosure document, and to the best of our knowledge, all of the information given herein is accurate and complete.

RESPONSES TO STATE AGENCY REVIEW AND COMMENTS
COULTERVILLE COMMUNITY PLAN AND EIR SCH # 80051908

The following comments have been received regarding the above referenced project:

1. The Department of Health Services, Environmental Health Branch, regarding adding a second well to the existing community water system and requiring new growth to connect to the community sewer system.
2. Resources Agency, Department of Conservation, regarding erosion control and drainage system design and recommending use of the "Erosion and Sediment Control Handbook, Department of Conservation, May, 1978".
3. Department of Transportation, Division of Aeronautics, regarding artificial attempts to legitimize the status quo and the role of government in providing for the greatest obtainable morals as opposed to morale.

With respect to the above comments received in accordance with the provisions of Title 14, Division 6, Chapter 3, Section 15000 et.seq. of the California Administrative Code (CEQA) the following responses are offered.

State Department of Health

While it is recognized that the availability of adequate water (and sewer) facilities are central to the issues of land use, growth and development in Coulterville, the Specific Plan does not address specific community facilities. Page 39 of the Plan states that future planning issues will be addressed to include "Community Services/Facilities". It is difficult, if not impossible, to design community facility capacities without determining what community growth potential and patterns will be. This is especially true of mountain communities where settlement patterns, use and densities are absolutely limited by terrain features.

State Department of Transportation-Division of Aeronautics

Although the community of Coulterville is twenty miles from the Mariposa-Yosemite Airport, the Division of Aeronautics feels obligated to express concerns over the Specific Plan's "Apparent" intent to artificially legitimize the status quo by permitting residential uses in commercial districts. It is pointed out that current planning theory supports integrated land use patterns in an effort to minimize traffic congestions, provide for access to commercial

Services by the elderly and handicapped and promote a diversity of residential types to meet diverse residential needs. It is highly questionable that the Division of Aeronautics has the expertise or community specific exposure to lay claim to superior knowledge on this local policy or if "value statements" by individuals in state offices are appropriate uses of the Environmental Review process, particularly when the relationship of the "value" expressed has no relationship to the responding agency's responsibility. On the issue of morals vs. morale, perhaps the State Division of Aeronautics should suggest that the legislature discuss amending state law regarding the foundations of planning practice. At present, however, the County's land use planning authority is based on state law and not military training manuals.

Resources Agency Department of Conservation

Mariposa County Code Section 15.28 "Grading and Excavation" provides for the regulation and sets standards of grading in the area. Aside from specific standards delineated in this Code, Section 15.28.120, Subsection 3 incorporates USDA Soil Conservation Information Bulletin 347 by specific reference. Other publications are utilized for informational purposes however, including the publication recommended by the Resources Agency.

This concludes the response to state agency review comments in accordance with State EIR Guidelines.

Prepared by:

Robert L. Borchard
Mariposa County
Planner/Grantsman



State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

RECEIVED

JUN 25 1980

MARIPOSA CO.
PLANNING COMMISSION

June 24, 1980

Larry Enrico
Planning Office Mariposa Co.
P.O. Box 2038
Mariposa, CA 95338

Subject: SCH# 80051908 Specific Plan and EIR for Coulterville Town Area

Dear Mr. Enrico:

State agencies have commented on your draft environmental document (see attached). If you would like to discuss the concerns and recommendations in their comments, contact the staff from the agencies whose names and addresses appear on the comments.

You may formally respond to the agencies' comments by writing to them (including the State Clearinghouse number on all such correspondence). When filing the Final EIR, you must include all comments and responses (State EIR Guidelines, Section 15146). State review of your draft environmental document will then be complete.

To aid in preparing environmental assessments on future projects, you should send to state agencies and the Office of Planning and Research your Notice of Preparation as prescribed by AB 834 and Section 15066 of the EIR Guidelines.

If you would care for assistance or if the need arises, the Office of Planning and Research is available to help identify responsible agencies, distribute Notices of Preparation, organize coordination meetings, mediate disputes, and hold consolidated hearings.

Please contact Norma Wood at (916) 445-0613 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Williamson".
Stephen Williamson
State Clearinghouse

SVW/ag
Attachment

cc: Ken Fellows, DWR

Memorandum

To : Steve Williamson
State Clearinghouse
1400 10th Street
Room 121

Date : JUN 10 1980

Subject: SCH# 80051908
Specific Plan and EIR -
Coulterville, Town
Planning Area
MARIPOSA COUNTY

From : Environmental Health Branch

The Sanitary Engineering Section of the State Department of Health Services has reviewed the above-subject report. Our main interests involve domestic water and sewage disposal. Our comments are as follows:

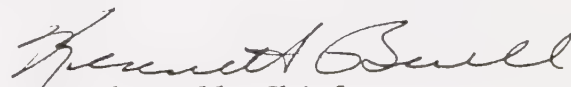
Domestic Water

It is our understanding that one newly constructed well presently is the source of supply for the new water system. In order to provide adequate fire protection and to assure that additional growth can be adequately served (with reliability) we recommend that a second well be added to the water system. A second well is needed in case the existing well fails for any reason and may become necessary for peak demand purposes in the future. Proper siting of this additional well is important to assure it will produce safe (uncontaminated) water.

Sewage Disposal

We believe it is essential to require any new growth near the existing community of Coulterville to connect to the existing community sewer system.

Any questions regarding the above should be directed to the Sanitary Engineering Section (Gunter A. Redlin), 5545 E. Shields Avenue, Fresno, California 93727 (Telephone (209) 291-6676).


Kenneth Buell, Chief

cc: Regional Water Quality Control Board, Fresno
Mariposa County Health Department
Mariposa County Board of Supervisors (Mr. E. Dalton)



EDMUND G. BROWN JR.
GOVERNOR

State of California
GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814
(916) 445-0613

RECEIVED
JUL 9 1980
MARIPOSA CO.
PLANNING COMMISSION

July 3, 1980

Larry Enrico, Assoc. Planner
Planning Office, Mariposa County
P.O. Box 2038
Coulterville, CA 95338

SUBJECT: SCH# 80051908 - SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT FOR COULTERVILLE TOWN AREA SPECIFIC PLAN

Dear Mr. Enrico:

The enclosed comments were prepared by the Department of Conservation, Office of the Director regarding your project. These comments were not included in the package you received dated May 24, 1980 certifying State review of your draft environmental document.

To ensure compliance with the intent of the California Environmental Quality Act you should attempt to incorporate these additional comments into the preparation of your final environmental document.

Sincerely,

for *Terry Roberto*
Stephen V. Williamson
State Clearinghouse

SVW/jp
Attachment
cc: Ken Fellows, DWR

Memorandum

To : Jim Burns
Assistant to the Secretary for Resources

Date : May 28, 1980

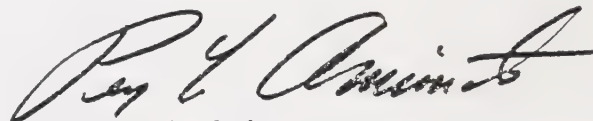
Larry Enrico
Associate Planner
P.O. Box 2038
Mariposa, CA 95338

Subject: SCH 80051908
EIR, Specific Plan to
Implement Land Uses at
Coulterville, Mariposa C

From : Department of Conservation—Office of the Director

This EIR is a community development plan for the Coulterville area. On page 10 the report identifies erosion as a health and safety hazard to the central community area and occupants of developments on steeply sloping areas.

The report states that the mitigating of the erosion hazard would include an evaluation of drainage system design and erosion control measures such as seeding and mulching of cut and fill slopes. We recommend that the "Erosion and Sediment Control Handbook, Department of Conservation, May 1978" be required as a guideline to implement erosion control measures in order to assure that erosion hazards are minimized.



Perry Y. Amimoto
Advisory Services Officer

APPROVED:



James F. Davis
State Geologist



Patrick G. Nevis
Environmental Program
Coordinator



EDMUND G. BROWN JR.
GOVERNOR

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814
(916) 445-0613

RECEIVED

JUL 23 1980

MARIPOSA CO.
PLANNING COMMISSION

July 18, 1980

Larry Enrico/Assoc. Planner
Mariposa County Planning Office
P.O. Box 2038
Coulterville, CA 95338

SUBJECT: SCH# 80051908 - SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT FOR COULTERVILLE TOWN AREA SPECIFIC PLAN

Dear Mr. Enrico:

The enclosed comments were prepared by the Department of Transportation, Division of Aeronautics regarding your project. These comments were not included in the package you received dated June 24, 1980 certifying State review of your draft environmental document.

To ensure compliance with the intent of the California Environmental Quality Act you should attempt to incorporate these additional comments into the preparation of your final environmental document.

Sincerely,

Norma Wood
for Stephen V. Williamson
State Clearinghouse

SVW/jp
Attachment
cc: Ken Fellows, DWR

Memorandum

DF

To : Ms. Ann Barkley, Chief
Division of Transportation Planning
Department A-95 Coordinator

Date: July 3, 1980

File : Clearinghouse

Attn: F. Darrell Husum

From : **DEPARTMENT OF TRANSPORTATION**
Division of Aeronautics

Subject: Project Review - SCH 80051908 - Specific Plan and EIR
for Coulterville Town Area in Mariposa County.

The Department of Transportation, Division of Aeronautics, has reviewed the Draft Specific Plan and Environmental Impact Report for the Coulterville Town Planning Area Specific Plan.

Our review focused on those areas germane to our statutory responsibilities, i.e., noise impact on the project from airport operations; safety of residents of airport environs and of airport users themselves; encroachment of incompatible land uses on the airport with subsequent public pressure to curtail operations or close the facility; and the impact of the project on the surface transportation complex serving airports in the area.

There are no airports within the project area, nor are there any aeronautical facilities in such proximity as to be affected by the project. It appears that the project simply is an effort to limit and control any growth in the Coulterville area, while preserving the historic style of architecture extant.

Our only comments are similar to ones we made in our evaluation of the Mariposa specific plan, and that relates to the permitted land uses in areas classed as "commercial." Under each of the three commercial areas, residences are indicated as permitted. We suggest that this is an artificial attempt to legitimize the status quo. Residential land use is not necessarily compatible with commercial activity.

The overall goal for development of the Coulterville Community is described in a quotation of the General Plan Goal of Mariposa County:

"To provide for the Greatest obtainable Convenience, Prosperity, Health, Safety, Comfort, Peace, Morals, and General Welfare of the Present and Future Residents and Visitors to the County."

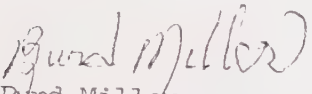
We suggest that it is not the province of government to regulate the morals of its citizens. In our opinion the word morals should be changed to morale.

At any rate, there is no involvement of Aeronautics funds, and we would have no regulatory approval authority over the project. The environmental documentation, thus, is adequate for our purposes.

Ann Barkley
Page 2
July 3, 1980

Thank you for the opportunity to comment. We could not meet the time limit (June 11, 1980) for our review, since we did not receive the notice of "shortened review" until June 30, 1980.

G. A. MILLER
Acting Chief


Bird Miller
Environmental Planner

cc: Paul Sanchez - 10



COULTERVILLE TOWN PLANNING AREA

MARIPOSA COUNTY



PLANNING DEPARTMENT

COULTERVILLE COMMUNITY PLAN
EXHIBIT "E"

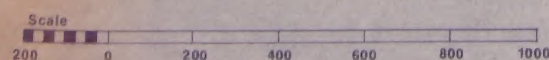
- Legend
- Utility District Boundary
 - Town Planning Area Boundary
 - Discretionary Boundary

MAXWELL CREEK FLOOD PLAIN

PUBLIC/QUASI-PUBLIC

HISTORIC DESIGN REVIEW OVERLAY

ALL TPA PARCELS IN DRO



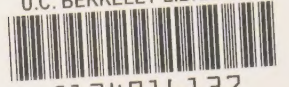
- A-CENTRAL COMMERCIAL
- B-LIGHT COMMERCIAL
- C-HIGHWAY SERVICE COMMERCIAL
- D- MULTI-FAMILY RESIDENTIAL
- E- MEDIUM DENSITY RESIDENTIAL
- F- SINGLE FAMILY RESIDENTIAL 1/4 ac.
- G- SINGLE FAMILY RESIDENTIAL 2 1/2 ac.
- H- INDUSTRIAL MINING

REVISIONS	
Drawn	5/5/78
Revised	9/17/88
File No.	009D

5-4-92

K. Smith, Designer

U.C. BERKELEY LIBRARIES



C124916137

